



www.sun-beltproperties.com

COMPANY HISTORY



Sun-Belt Properties, formerly BKG Investments, was founded in 1996. Its founding premise was to build a high-quality real estate investment portfolio through strategic acquisitions in its local marketplace.

In 2006, the company decided to pursue a niche opportunity in the Southern Utah and Nevada regions to both expand its real estate portfolio and launch a cutting edge construction & development service to joint-venture clients. Sun-Belt Construction was established at that time to oversee all commercial construction efforts.

Sun-belt Properties is now a full-service real estate developer and general contractor specializing in in-fill retail, suburban office and light industrial projects. Corporate offices are located in St George Utah.



HOW ARE WE DIFFERENT?

Sun-Belt Properties is not a conventional third-party general contractor. We work only with joint-venture clients. This means that we act as principals investing our own capital and fees into each of our projects. This benefits the client in several ways over the typical client-contractor arrangement.

First, we do not receive any monetary compensation for our services until a preferred return is paid to all cash and/or equity invested partners. In most cases, our construction management fee is escrowed during the construction process and applied toward the permanent financing structure once the project is leased-up and stabilized. This makes lenders more secure in the underwriting process thereby enabling the client to achieve better loan pricing and terms.

Second, we invest our own cash into each project. This allows the client to bring in less cash at closing enabling the client to diversify his investment dollars into multiple assets and/or markets. This also eliminates many of the common Client-Contractor conflicts regarding payment, performance, and/or warranty disputes.

Third, due to the fact that we don't make a profit until the project is profitable, we are encouraged to meet and beat project budgets and schedules or face the consequence of working for free, or worse, losing our own hard-earned capital.



OUR SERVICES

Development:

- In-house Conceptual Design
- Development Feasibility Analysis
- Pro-forma and Cash Flow Analysis
- Land Assemblage
- Municipal Entitlement
- Design Development Oversight



Construction:

- Plan Design / RFI Coordination with Architect
- Building Permit Application
- Value Engineering
- Material Supply Procurement
- Contract Buy-out
- Project Documentation & Reporting
- Subcontractor Insurance Management
- On-Site Construction Supervision
- Schedule & Job-cost Tracking
- Payment Draw & Lien Waiver Coordination



SUN-BELT PROPERTIES

HOME | ABOUT US | EXECUTIVE PROFILES | OUR SERVICES | CLIENT LOGIN | CONTACT US | FREE REPORTS

Welcome: David Gardner

VIEW PROJECTS

EDIT PROFILE

LOGOUT

Projects

The Shoppes at Art City Center
Date Added/Updated: Nov, 17 2007

Welcome to The Shoppes at Art City Center

Current project documents & updates are listed below.
Please click on the appropriate link to view the most recent updates to your project.

Item Description:	Date Last Updated:
Weekly Report	None at this time
Schedule	1/10/07
Budget	1/10/07
Project Specifications	1/10/07
Close Photo (0.5 x 1.1) PDF	None at this time
Recent Photos	None at this time



UNIQUE SERVICES

We set ourselves apart from our general contractor competitors in three distinct arenas.

- **Client Reporting:** Sun-Belt Construction utilizes a web-based client reporting system which allows the client to view the current status of their project 24-hours a day. Upon project commencement, each project is provided its own web page along with a username and password. Clients may access this web page to view recent pictures of their project, a weekly report outlining the previous week's accomplishments, and to check their project's current budget and schedule status. An email is automatically generated to each client when updates are made to their respective web page. Furthermore, on-line access is also provided to subcontractors to ensure seamless project communication.
- **Technological Innovation:** Sun-Belt Construction is second to none when it comes to technological innovation in the construction process. Examples include: cutting-edge software application for budgeting and Critical Path Management (CPM) scheduling.

For out-of-town clients, Sun-Belt Construction utilizes state-of-the-art web conferencing technology (i.e. "Webinars"). Such technology enables the client and project manager to visually review and depict current project status, plan updates, and design changes from afar.

- **On-Site Supervision:** Today's commercial investment client is more sophisticated than ever. When considering the investment involved in most commercial projects, we believe that clients not only prefer but demand a well educated individual to oversee the development and construction of their project. In response to this growing demand, Sun-Belt Construction employs only college educated project managers with degrees in Construction Management or affiliated fields. Moreover, we do not allow our project managers to manage more than they can handle. To address this issue, we limit each of our project managers to no more than 2 projects at one time. This ensures that you get the personal attention that you expect and your project gets the TLC that it deserves.



- Where Opportunity Meets Preparation -

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