

**FOR IMMEDIATE RELEASE**  
January 1, 2009

**CONTACT:**

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## **PM REALTY GROUP CORPORATE FACT SHEET**

### **CORPORATE PROFILE**

PM Realty Group is a privately-held real estate service organization with more than 1,300 employees and 25 divisional and regional offices. Based in Houston, Texas, the company traces its roots back to 1954. PM Realty Group today conducts business in nearly every state, providing comprehensive real estate services to institutions, investors, corporations, real estate investment trusts, government agencies and healthcare providers.

PM Realty Group offers clients the full spectrum of real estate services, including property and facility management, leasing and marketing, corporate services, investment services, construction management, asset management and development, engineering services, portfolio administration, disposition and acquisition, consulting and due diligence and healthcare services.

With a diversified client-based portfolio valued at more than \$25 billion, the firm provides industry-leading portfolio management services to a high-profile list of institutional owners and corporate clients, including:

### **SERVICES:**

PM Realty Group (PMRG) offers the full spectrum of real estate services:

- **Property Services:** Property/facility management; leasing; construction management; due diligence; engineering services
- **Investment Services:** Dispositions; acquisitions; asset valuation; financial underwriting; property repositioning analysis
- **Development Services:** Site selection; master-planning; evaluation/procurement of zoning/entitlements; securing/coordinating architects/engineers/consultants; budget preparation and controlling of costs; identification/consultation with accountants/attorneys/ specialists; assistance in equity and debt procurement; financial and marketing package preparation
- **Private Client Acquisitions:** Pursue acquisition opportunities for various investment funds
- **Capital Ventures:** Identify and capitalize on overlooked or underdeveloped commercial real estate opportunities, structured to match the needs of investors, including joint ventures, private placement, risk capital, traditional debt, workouts, assumption of existing debt and foreclosures

**DATE FOUNDED:** 1954

**HEADQUARTERS:** 1000 Main Street, Suite 2400  
Houston, TX 77002  
(713) 209-5800

**DIVISIONS:** PMRG does business in nearly every U.S. state, under three main geographic divisions:

Central Division

1000 Main Street Suite 2400,  
Houston, TX 77002  
(713) 209-5800

Eastern Division

46030 Manekin Plaza, Suite 100  
Sterling, VA 20166  
(571) 434-6041

Western Division

18201 Von Karman Ave., Suite 500  
Irvine, CA 92612  
(949) 794-1700

Regional offices located in Atlanta, Austin, Chicago, Dallas, Denver, El Paso, Honolulu, Los Angeles, New Orleans, New York, Orlando, Phoenix, Sacramento, San Diego, San Francisco, Seattle, Tampa and Washington D.C.

**REPRESENTATIVE CLIENTS:**

Client portfolio valued at more than \$25 billion and encompassing more than 160 million square feet of space. Noted clients include:

- Alameda Point Community Partners
- Amegy Bank of Texas, NA
- American Realty Advisors
- BGK of Texas
- Bresler & Reiner, Inc.
- Bristol Group, Inc.
- Capital Commercial Investments, Inc.
- Carter Investments
- CDC Houston, Inc.
- CenterPoint Energy
- Chevron Corporation
- City of Alameda
- Colony Realty Partners
- Commonfund Realty, Inc.
- CW Capital Asset Management, LLC
- DCD Realty, LLC
- Equastone Real Estate Investment Advisors
- Falcon Real Estate Investment Company
- First Guardian
- Great Point Investors, LLC
- Heitman Group
- Honorway Investment Corporation
- ING Clarion Partners
- iStar Financial
- JP Morgan Chase Bank
- KanAm Grund Kapitalanlagegesellschaft mbH
- KBS Capital Advisors, LLC
- Koll Bren Schreiber Realty Advisors
- LA Houston Properties
- Lincoln Investment Management, Inc.
- Lionstone
- LNR Property Corporation
- Metzler North America
- Milan Properties West, LLC
- Montecito Medical Investment Company
- Pacific Guardian Life
- Parkway Realty Services
- Principal Capital Real Estate Investors

-more-

- Provident Realty Advisors, Inc
- Prudential Real Estate Investors
- RPD Catalyst, LLC
- St. Joseph Health System
- Sun Life Assurance Corporation
- The Koll Company
- The Novati Group
- The Woodlands Development Company
- Universal Health Realty Trust
- WCB Properties, Inc.
- Wells Real Estate Investment Trust
- Xerox Centre
- Younan Properties, Inc.

**MANAGEMENT:** Rick Kirk, president and chief executive officer

#### **Property Services**

Jimmy Gunn, president, property services

Wade Bowlin, executive vice president/managing director

#### **Capital Ventures**

Ernest Johnson, executive vice president/managing director

#### **Investment Services / Private Client Acquisitions**

John S. Dailey, executive vice president/managing director

#### **Development Services**

Glen Perkins, executive vice president/managing director

#### **Central Division**

Doug Little, executive vice president/managing director

#### **Eastern Division**

David Parker, executive vice president/managing director

#### **Western Division**

Jim Proehl, executive vice president/managing director

**WEB SITE:** [www.pmrg.com](http://www.pmrg.com)

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## **PM REALTY GROUP HISTORICAL BACKGROUNDER**

PM Realty Group has more than 50 years of history providing industry-leading commercial real estate services to its clients. Historical highlights include the following:

**1954** - Company founded by Fletcher Emerson to provide facility management services to Texas National Bank Building in Houston. One year later, the Company begins providing third-party services to other owners, soon employing over 110 people and providing management services to many buildings in the Houston area.

**1974** - Fletcher Emerson Company sells to Century Corporation. The company is renamed "Property Management Systems."

**1970s to 1980s** - Property Management Systems drastically expands into a national company during the real estate boom, acquiring numerous third-party assignments from pension funds and insurance companies, and institutional investors around the country.

**1987** - Property Management Systems becomes a subsidiary of Banc Plus Savings Association, which is also owned by Century Corporation.

**1990** - An investment group, led by Jupiter Realty Corporation, organizes a buyout and Property Management Systems emerges as PM Realty Group, Ltd.

**1996** - The current executive management team, led by Rick Kirk, joins PM Realty Group, Ltd.

**1998** - Executive management team, with the backing of a major investment banking firm, completes an asset purchase of PM Realty Group, Ltd. PM Realty Group, LP emerges from the transaction. Executive management diversifies and expands the new company's service offerings to become a fully integrated property services company.

**1999** - PM forms executive leadership team to focus efforts on providing services to healthcare and medical office properties.

**2003** - Rapid expansion of business in Hawaii and the hiring of five transactions professionals makes PM the largest provider of real estate services in the Hawaiian Islands.

**2004** - PM Realty Group hits 150 million square foot benchmark for services provided to commercial and corporate clients.

**2006** - PM Realty Group Development team breaks ground on Park Lane Place, a 2.5 million square foot mixed-use project in Dallas, Texas. Combined with other development projects, PM Realty Group and partners have over \$500 million of development projects underway.

**2007** - PM Realty Group and Montecito Medical Investment Corporation form a joint venture to acquire, develop, and provide complete property services to medical office buildings and other healthcare related facilities with a goal of assembling a \$2 billion portfolio.

Today, more than 1,300 PM Realty Group, LP employees, under the leadership of Rick Kirk, offer an array of specialized services, including property and facility management, leasing and marketing, corporate services, investment services, construction management, asset management and development, engineering services, portfolio administration, disposition and acquisition, consulting and due diligence and healthcare services.



Headquartered in Houston, PM Realty Group is a privately held real estate firm of more than 1,300 employees and 25 divisional and regional offices that conducts business in every major state.

With more than 50 years of experience, PM Realty Group provides services to a portfolio valued in excess of \$25 billion. The firm's diversified client base includes institutional and private investors, real estate investment trusts, government agencies, corporations and healthcare service providers.

PM Realty Group focuses on creating value for its clients and offers a full spectrum of real estate services, including property and facility management, leasing, marketing, investment sales, construction management and engineering. In addition, PM Realty Group partners with clients in comprehensive development and joint venture investment programs. For additional information, visit [www.pmrg.com](http://www.pmrg.com).

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