

SPDC Seminar Series
Inaugural Lecture

Mr. Ron Boji
President, The Boji Group

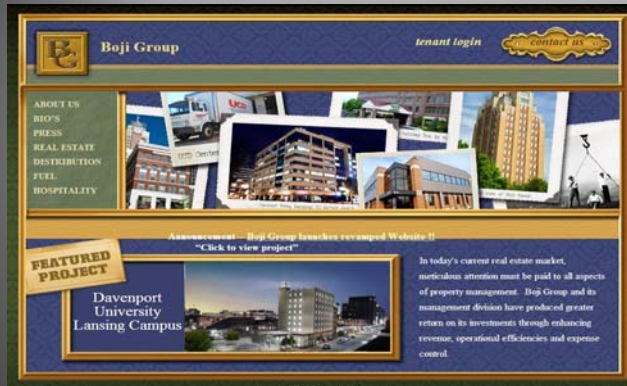
Journey from Boji Tower to Present
Leveraging Opportunities

November 7, 2013

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Leveraging Opportunities



Leveraging Opportunities



Boji Group is a diversified, family-owned and operated company with interests in real estate development and property management, distribution and wholesale services, convenience stores, retail and the hospitality industry

We own, manage and operate buildings of over 2 million square feet in four states, including approximately 600,000 square feet of State of Michigan space in our real estate portfolio

Leveraging Opportunities

Properties in Downtown Lansing



Capitol View



Davenport University's Lansing Campus



Boji Tower



Hollister Building



The Grand (Proposed)

Leveraging Opportunities

Steps to a Successful Development Project:

1. Bidding Process
2. Economic Incentives
3. Master Development Agreement
4. Financing project
5. Construction – Start to Finish
6. Keep the End User Happy

Leveraging Opportunities

Marketplace Project – Inkster, MI



BEFORE
Abandoned Car Dealership



Proposed 32,000 S.F. Class A
Office Building; 10,000 S.F.
Shopping Center

Leveraging Opportunities



- Justice Center Police & Court
- Department of Human Services Building
- Starfish / YWCA Headquarters
- Retail Center

A \$25 million economic development where we took one project and made it into the catalyst for the revitalization of Michigan Avenue in the city of Inkster

Leveraging Opportunities

BEFORE



AFTER



Boji Group and Davenport University invested over \$10 million to renovate the former Fifth Third Bank 9-story office building turning it into Davenport's new Lansing campus

Leveraging Opportunities



Boji Group to redevelop Davenport's former campus to create a \$45 million mixed development project consisting of office, retail, residential and a parking structure

Thank You!

Questions?