



WOODRUFF  
PROPERTY MANAGEMENT  
COMPANY

[THEWOODRUFFWAY.COM](http://THEWOODRUFFWAY.COM)

# STUDENT LIVING

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## MANAGEMENT SERVICES

# THE WOODRUFF WAY

## The Woodruff Difference

Since 1916, the Woodruff Companies have exemplified the same values shared by its hometown of Columbus, Georgia; a strong focus on family, a long tradition of quality, and an unending desire to serve both the community and its clients.



## Always Providing First-Class Service

For more than 40 years, the Woodruff Property Management Company has succeeded in producing the highest occupancy rates, improving the quality of the property, and developing personal relationships with every client.

You can relax knowing that your property is in excellent hands. We take great pride in what we do, always going the extra mile for our owners & residents. There's a reason we're one of the top property management companies in the Southeast, with over 8,000 multifamily units in our portfolio.

## College Life Made Easy

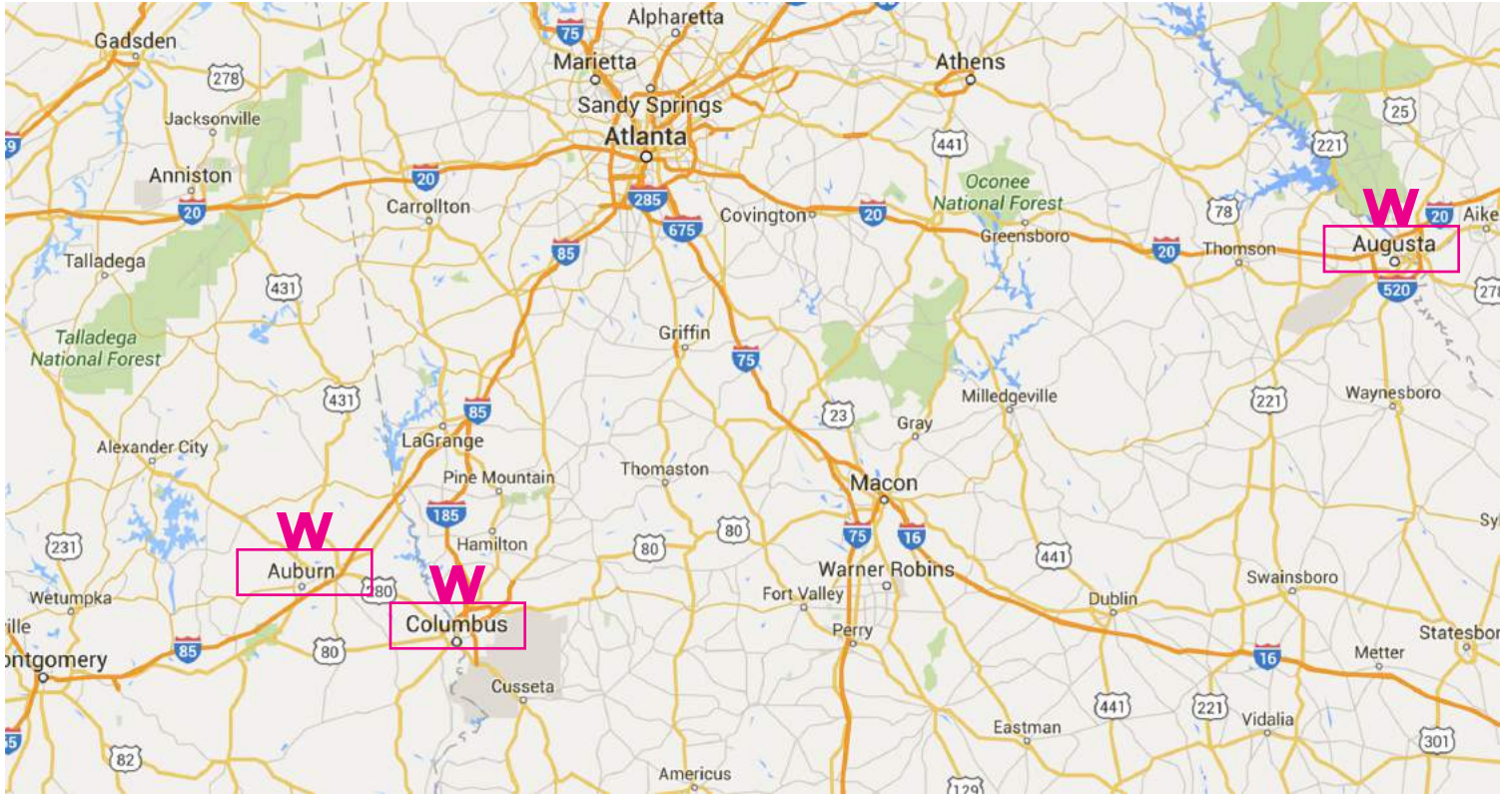
We know just what students are looking for, and we have it. Our communities offer the best amenities, affordable rates, and lavish lifestyle that any college student could want!

The Woodruff Property Management Company offers a selection of different living opportunities designed specifically for students' needs. Our properties are convenient to campus, budget-friendly, and offer unbeatable amenities that will make our student residents feel like their new place is nothing more a fantastic getaway.

With the Woodruff team in charge, you'll understand immediately why some students refer to us as "the next best thing to mom." We're here to take care of everything so our residents can focus on more important things, like making it to class on time!

Licensed in: Georgia, Alabama, Florida, South Carolina, Louisiana, North Carolina, Tennessee and Missouri

# STUDENT LIVING PROPERTIES



## ALABAMA & GEORGIA

**Auburn, Alabama**



**Augusta, Georgia**



**Columbus, Georgia**



# STUDENT LIVING PROPERTIES



CURRENTLY MANAGE 689 BEDS

79% pre-leased for Fall 2018

## Auburn, AL

Home to Auburn University &  
Southern Union Community College



### Home Away from Home

Craftsman-style cottages, the very latest in modern features and all the traditional advantages of a real neighborhood, Creekside offers all the best in student living. If your kids have to leave home, this is where you want them to be! Creekside is every parent's dream! With 1-5 bedroom units and over 20 unique elevations, Creekside has something that fits every student's housing needs. Plus with a 3-tiered resort style pool, state-of-the-art fitness center and stadium seat theater, Creekside has the best amenities in Auburn!

Voted best apartment living community in Auburn by student nominations. We are consistently increasing rents & filling our beds. In the Fall of 2017, we managed 691 beds and maintained 100% occupancy. In the Fall of 2016, we managed 639 beds and maintained 100% occupancy. Going into the Fall of 2018, we're already 79% pre-leased and filling up everyday!

# STUDENT LIVING PROPERTIES

universitycrossing

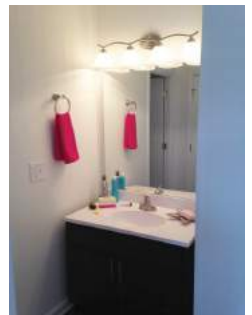
student apartments

Columbus, GA • 96 BEDS / 48 UNITS



**FULLY FURNISHED**  
**2 BEDROOMS X 2 BATHROOMS**  
**ALL UTILITIES INCLUDED**

**COLLEGE**  
**WOODS**  
APARTMENTS



**Home of Columbus State University - GO COUGARS!**

University Crossing and College Woods Apartments are located on the same property, both managed out of one leasing office. College Woods has 15 units that were recently remodeled by the Woodruff Property Management maintenance team. Our leasing team works closely with Columbus State University to house any students off campus. We also work with Aflac to provide housing for their summer interns each year. WPMC has maintained this asset at a high occupancy for the four years managed.

University Crossing and College Woods sit just across the street from campus, it's really the perfect location. We work to capture those students who enjoy the convenience of living near campus, without the restrictions that come with on-campus living. Bye on-campus housing! Hello freedom.

# STUDENT LIVING PROPERTIES

CAMPUS  
SIDE  
APARTMENTS.LLC

Augusta, GA • 61 Units / 2 & 4 Bedrooms



## Off-Campus & All-Inclusive Living

Don't just live off-campus. Join a community! Campus Side has everything students need to live an independent and social lifestyle. Located near numerous academic campuses, several medical centers & Fort Gordon.

Our apartments are fully renovated, with features such as: a modern kitchen, fresh paint and new appliances, energy efficient windows, and hardwood and carpeted floors.

# WOODRUFF PROPERTY MANAGEMENT TEAM

BRUCE JONES PRESIDENT | Woodruff Development & Woodruff Property Management Company  
Grow Landscaping | [bjones@thewoodruffway.com](mailto:bjones@thewoodruffway.com)

Bruce is a native of Columbus, Georgia and has been with Woodruff since 1995. He is a natural in his position. Bruce's passion for the outdoors and his intrinsic ability to creatively bring projects together provide him with the key skill sets needed for his role in our management development and landscaping business. Bruce loves and list, and he's great at getting it all done. He's an avid cross fitter, a great dad, and deals with all of Lucy's shenanigans with ease!



LUCY JONES PRESIDENT | Woodruff Property Management Company  
CMO | Marketing and Design with Color  
706.888.2470 | [ljones@thewoodruffway.com](mailto:ljones@thewoodruffway.com)

Lucy is a proud native of Columbus, Georgia. Her real estate career began in 1997, and she has been with Woodruff since 2002. Lucy resourcefully mixes her business savvy with her creative intuition, offering our customers an eye for detail with unique flair. Lucy is a member of the Columbus Board of Realtors and the International Council of Shopping Centers. She holds Georgia and Alabama Real Estate Licenses.



CISSY DURANT CEO | Woodruff Property Management Company  
706.566.9799 | [cdurant@thewoodruffway.com](mailto:cdurant@thewoodruffway.com)

Cissy has been with Woodruff since 1987. She oversees the day to day operations of the Woodruff Property Management Company working directly with over 340 property owners and representatives. She also manages 12,000 residents and approximately 160 Woodruff employees.

She is a 1977 graduate of the University of Georgia with a BBA degree in Business Management. She is a member of the Columbus Apartment Association, Georgia Apartment Association, South Carolina Apartment Association, Florida Apartment Association, and the National Apartment Association. Cissy holds a Real Estate Sales License in Georgia, Alabama, Louisiana, and South Carolina. She loves the lake, her grandboys, and blues music!

