



WOODRUFF
PROPERTY MANAGEMENT
COMPANY

THEWOODRUFFWAY.COM

STUDENT LIVING

MANAGEMENT SERVICES

WOODRUFF PROPERTY MANAGEMENT TEAM

BRUCE JONES - PRESIDENT
Woodruff Development & Woodruff Property Management Company
Grow Landscaping | bjones@thewoodruffway.com

Bruce has been with Woodruff since 1995, and is our company's natural-born leader. He's not afraid to ask the tough questions, and will always see results on the projects he takes on. Bruce's passion for the outdoors and his intrinsic ability to creatively bring projects together provides him with the key skill sets needed for his role in our development and management programs. Bruce heads the accounting and management employees and pushes the company forward. Bruce loves tasks and lists, and he's great at getting it all done. He's an avid cross fitter, life improver, a great dad, and deals with all of Lucy's shenanigans with ease!



LUCY JONES - EXEC VICE PRESIDENT | Woodruff Property Management Company CMO | Marketing and Design with Color
706.888.2470 | 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 ensures the management and employee relations stays bright and colorful, like her style. WPMC catches people's attention due to her eye for marketing. She also oversees Employee Training! 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. She expands the company, and ensures quality in performance, appearance, attitude and trends. .



ALANA MINTZ | REGIONAL DIRECTOR
BROKER | GA & AL SALES AGENT
256.404.7430 | amintz@thewoodruffway.com

Alana began her career with Woodruff in 2011. She specializes in multi family housing with an emphasis in student housing, homeowner's association management and sales. She has worked in the multi family housing and sales industry since 2006. With her Alabama Real Estate Broker's License, Alana oversees Woodruff's sales out of Auburn, Alabama. Alana is a member of the Lee County Association of Realtors. She is active in her community and her church. Alana truly believes that if you love what you do, you will never work a day in your life.



MEREDITH APLIN | REGIONAL DIRECTOR
GA & AL SALES AGENT
334.399.9365 | maplin@thewoodruffway.com

Meradith has been with us since 2011! She is from Montgomery, Alabama and has a degree in business administration, with a minor in marketing. Meradith is a member of the Lee County Association of Realtors and is an active member of her local apartment association. She specializes in condominium sales in Auburn, AL and has a wide portfolio of diverse properties in GA and AL, including Multifamily properties, and Student Housing. Her experience is from A-Z, starting with leasing and culminating in the highest Owner satisfaction with her brilliant management abilities. Meradith loves her family, and being an avid Football fan.



The **WOODRUFF** Way



We manage multifamily properties

Woodruff Property Management Company has managed and developed all properties listed below. Ask about our large range of services! Our executive team & property staff will work with you, developers, and prospects from conception through lease up and beyond!

Georgia

Crystal Park - 24 {Columbus}
Milestone - 24 {Columbus}
Crystal Falls - 40 {Columbus}
The Trails at Milgen - 32 {Columbus}
The Preserve - 300 {Columbus}
Grove Park - 204 {Columbus}
Swallowtail Flats - 192 {Columbus}
- additional 157 units in 2020
Masse Lane - 24 Lofts (Columbus)
- additional 20 Lofts in 2020
Trellis - 264 {Savannah} Carrington
Square - 288 {Pooler} Palm Club -
132 {Brunswick}
Sun Ridge - 192 (Lagrange)
The Commons - 120 {Lagrange}
5300 Peachtree - 242 {Atlanta}
Riverdale Station - 200 {Riverdale}
Union Station - 450 {Union City}

Lakeside Village - 263 {Columbus}
The Lakes - 354 {Columbus}
Sugar Mill - 226 {Columbus}
The Palms - 386 {Columbus}
Lullwater II - III - 148 {Columbus}
The Meadows II - 18 {Columbus}
Old Town - 8 Townhomes (Columbus)

Florida

Cabana West - 268 {Panama City Beach}
Avalon - 276 {Pensacola}
Fairfield Lakes - 192 {Pensacola}

Louisiana

Ansley Walk - 242 {Lafayette}
Ansley Place - 246 {Houma}

Alabama

Highland Lakes - 224 {Prattville}
Vistas - 128 {Valley}
Verandas - 490 {Valley}
Windsweep - 108 {Phenix City}
Carriage Hill - 20 {Phenix City}

Interested in Property Development? Contact Bruce Jones of Woodruff Property Development Company.

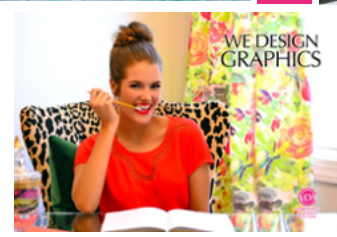
Bruce Jones | 706.464.6377 | bjones@thewoodruffway.com

DISCLAIMER: WHILE WE HAVE TAKEN EVERY PRECAUTION TO INSURE THAT THE CONTENT OF THIS DOCUMENT IS BOTH CURRENT AND ACCURATE, ERRORS CAN OCCUR, THEREFORE THIS IS NOT A BINDING CONTRACT.

THE WOODRUFF WAY

ALWAYS PROVIDING FIRST CLASS SERVICE

For more than 40 years, Woodruff has succeeded in producing the highest occupancy rates, constant improvement of the properties we manage, and developing personal relationships with all our clients.



You can relax knowing that your property is in excellent hands. We take great pride in what we do, and always go 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 **5,000 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!

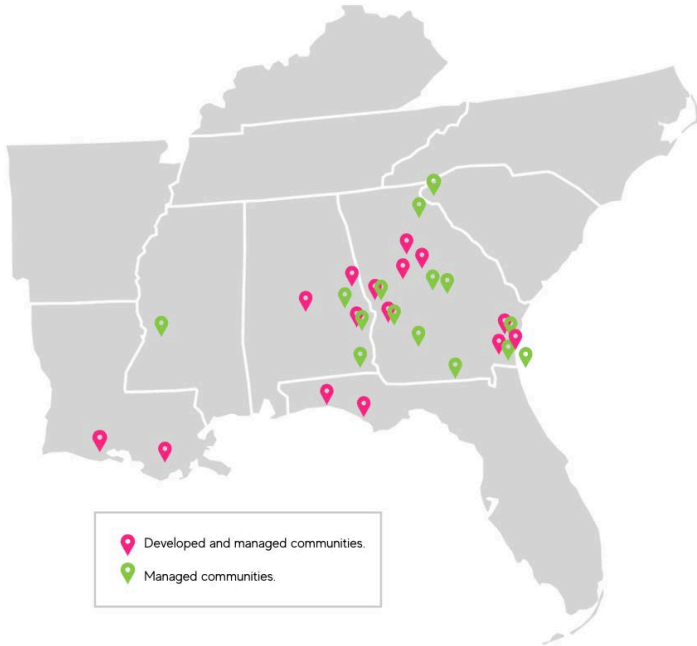
Woodruff Property Management Company offers a selection of different living opportunities designed specifically for students' needs. Our properties are convenient to campus, budget-friendly, and offer unbeatable amenities that will make our student residents feel like their new place is a fantastic getaway. We're the next best thing to mom!

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! We take pride in being their home away from home.

We're Licensed in:

Georgia, Alabama, Florida, South Carolina, Louisiana, North Carolina, Tennessee and Missouri

STUDENT LIVING PROPERTIES



HAVE PROPERTY? WILL TRAVEL!

Our management spreads far and wide to accommodate your needs and location!

We specialize in Southeastern Management!
We're licensed in all states in our area!

Southeastern colleges are HOT;
our management for the surrounding housing market is **HOTTER!**

We manage AND develop properties all over. If you're looking to build or buy, we can help you through the process, and manage your assets!

WE'RE EXPERTS!

We've been accommodating students and parents for over 10 years.

We know what's trendy, what situations student housing entails and how to get the most out of a property opportunity.

Let us know if you need some help with marketing or managing a property!



STUDENT LIVING PROPERTIES



Auburn, AL

CURRENTLY MANAGING 715 BEDS!

Home to Auburn University
& Southern Union Community College

Managed in conjunction with HOA
Managing Sales and Ownership changes!



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 had something that fits every student housing need. Plus, with a 3 tiered resort-style pool, state-of-the-art gym with multipurpose room and fitness-on-demand system! Creekside has the best amenities in town, topped with the fastest Internet speeds!

Occupancy:

Creekside was voted the best apartment community in Auburn by student nomination! Since we are the best, we are constantly increasing rents and filling our beds. We consistently maintain 100% occupancy! We are also steady increasing the number of beds we manage!

STUDENT LIVING PROPERTIES

CAMPUS
SIDE
APARTMENTS LLC

Augusta, GA • 61 Units / 2 & 4 Bedrooms

202 BEDS RENTED EVERY YEAR!



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: "modern kitchens," fresh paint and new appliances, energy efficient windows, and hardwood and carpeted floors.