



WINDSOR
we build better

Windsor Headquarters

6660 Doubletree Ave, Columbus, OH 43229

(614) 210-3002 | www.TheWindsorCompanies.com

THE WINDSOR COMPANIES

COLLABORATIVE PRINCIPLES

We transform historic architectural structures into innovative spaces and thriving communities through collaboration and vertical integration.

VERTICAL INTEGRATION

Windsor is able to leverage our vertically integrated construction and development model and utilize the skill and experience of our highly skilled craftsmen and local labor forces. Our ability to leverage our own vertically integrated services gives us greater control over cost, schedule, quality and safety.

When critical scope is performed by our own forces, we can monitor the schedule more accurately, make labor adjustments more rapidly and accelerate project completion. Direct control over the quality of workmanship and safety in the workplace secures the interests of stakeholders and the communities we serve.

PLANNING & DESIGN

Every good project starts way before a shovel ever hits the ground. We leverage a collaborative approach in everything we do and constantly communicate openly and honestly to ensure goals and objectives are being met. Continuous feedback and discussion is vital to the success of a project and the earlier in the process this begins, the more successful the outcome.

EXPERT ADVICE

Our extensive experience in construction management allows us to provide the necessary professional advice to stakeholders prior to construction, offering design, budget, schedule and construction strategy during the planning stages.

COST CONTROLS

Cost control begins with construction experience. Windsor has a staff of seasoned professionals with a history of providing consistently reliable cost projections. Controlling costs is an ongoing process throughout each phase of our projects and a precise budget allows our project teams to make informed decisions that allow for greater benefits to stakeholders and the communities we serve.

VALUE DRIVEN

We look to add value using our innovative approach, at every step of the project and the most important time is during planning and design. Windsor believes in a vertically integrated business model to help achieve this which is why we hold multiple licenses in the construction field including HVAC, plumbing, electrical, sewer tappers, HIC, GC and Demolition in addition to others.

COMMUNICATION

During construction, it is imperative that our team is in constant communication. Windsor uses effective construction management tools for timely and accurate record-keeping. At the touch of a button, we can provide the status of any project documentation, including line by line cost information, scheduling, payables and receivables as well as key performance indicators related to the targets set for the project.

COLLABORATION

Ongoing coordination is facilitated through regular construction meetings to ensure each stakeholder knows what work needs to be performed, what materials need to be ordered or received and what goals need to be achieved. Our team-based approach where the engineers, architects, and construction managers work together to achieve the mission ensures more successful construction management of projects.

ACCOUNTABILITY

Here are some of the reports and information we provide:

- Monthly construction summary
- Budget updates including variance (budget vs actual)
- Schedule summary including work completed and work to be performed
- On-site photos showing progress of work performed
- Quarterly project statement of health
- Other relevant project documents

EXPERIENCE

This is a sampling of a variety of the projects we have performed:

34,000 SF Historic Building Conversion

Project Amount: \$7.5 Million

- Managed an extensive renovation to convert a former bolt making factory to Class A office space while maintaining the historic character of the building
- State of the art LED lighting system
- Headquarters for UBER's Columbus division

Atlas Building

Project Amount: \$10 Million

- Rehabilitation and renovation of this historic building in downtown Columbus
- Conversion to 98 studio, one and two bedroom apartment homes

35-Unit Luxury Condominium in Italian Village

Project Amount: Est. \$11 Million

- Assisted with converting the property from apartments to luxury condos
- Building updates and condo conversion were performed in 2016 and helped to secure a 12-year real estate tax abatement for the property

Multi-Family Renovations

Project Amount: \$65+ Million

- 216-unit apartment complex in North Columbus which had extensive renovations
- 168-unit apartment complex near the Ohio State main campus
- 161-unit apartment complex in Chillicothe, OH
- 89+ acre luxury retirement community

75-Acre Hunter, Jumper and Equestrian Training Facility

Project Amount: \$8 Million

- Worked with the premier horse farm architecture firm Blackburn Architects
- Major site work and construction of state of the art barns, rings and show structures

Government Projects

Project Amount: \$8 Million

- Dublin Rec Center
- Rickenbacker Air Force Base

PREVIOUS WINDSOR PROJECTS

Berry Boltworks

The Berry Brothers Boltworks building is a former factory located in downtown Columbus, Ohio



constructed in 1888. This beautiful brick building has been renovated into useful and uniquely modern office spaces home to many companies including UBER and radio stations. The Berry Boltworks building is a lovely and eye-catching part of Columbus history.

Vetro Lofts

Vetro Lofts is a residential condo building in the Jeffrey Park Community located in the heart of Italian Village, just 2 blocks East of the Short North. Just north of Downtown, Vetro Lofts are a unique approach to living in a TRUE



luxury urban loft! With soothing views of the ever-growing Columbus skyline from large, private roof-top patios. The Vetro also includes access to the Jeffrey Park Community Center, Fitness Facility, and Swimming Pool...all a short walk from your door. This

private, secure residence provides safety and convenience at its best. The private, indoor, climate-controlled garage and secure 24-hour surveillance lobby ensures peace of mind while you enjoy the view from your eighteen ft., floor-to-ceiling windows.



Atlas Apartments

Located on the corner of Long and High street lies the historic Atlas Building built in 1905. Since renovated to be an apartment building in 2014, this beautiful building gives residents a gorgeous view of downtown and is utterly eye-catching amongst neighboring buildings. The architecture, marble staircases, and stunning brick and white stone features give this building the perfect taste of New York inspired upscale urban lifestyle. The Atlas Building is an easy distance from many of Columbus' best attractions including the markets on Pearl Avenue, Gay Street's eateries, entertainment venues, and plenty of downtown shopping and boutiques.

Willow Way Equestrian Center

Willow Way Farm is an equestrian training facility located in Johnstown, OH. They offer top training for in order to allow riders and horses to succeed their fullest potential. Both individually and collectively trained in Willow Way's personalized training program, the horse and rider are backed by their instructors to reach their goals. Since the building of the equestrian barns the students and their horses have been able to enjoy the many amenities including built in fans, heated water buckets, personal tack lockers, and more, making it a comfortable and happy place to be for both horse and student.



Hilliard Library

The newest edition to the Columbus Metropolitan Library family held its grand opening on June 21, 2018 in Hilliard, OH. This new Hilliard Branch is a modern, comfortable place to study, read, imagine, and create. Equipped with a cafe, private study rooms, public access computers, and of course,

many books, This new, modern library is the place to go when you want to learn, study, or just have an at home escape.



Dublin Rec Center

The Dublin Community Recreation Center is located in Coffman Park in Dublin, OH. It offers many attractions including indoor basketball courts, a workout facility, swimming and lap pools, children's camps, and even a theater. Whether you want to get in shape, hang out with friends, or lay out by the pool, Dublin is the place for you and the Dublin Community Recreation Center can help set you up with everything you'll need.



1989

Michele Dorsey working purchase and renovation with Alexius Dorsey

\$2,500

1996

Alexius Dorsey purchase his first complete residential remodel

\$28,000

2002

Windsor Investments purchases 2.3 mil dollars non performing mortgage with over 200 single family homes. All homes were renovated and rented in 12 months.

\$2,945,000

2004

Windsor invests over 5.8 mil in Florida with purchases that range from single family note purchase to the purchase of a 160 acre residential land development later known as Windsor Lake Estates

\$5,800,000

2005

Windsor invests 6.5 million in the purchase and renovation of a 162 unit apartment building conversion to condos then sold individually as condos

\$6,500,000

2007

Windsor invests 10.4 mil of non performing mortgages that consist of over 275 multi-family units. All were renovated and rented.

\$10,400,000

2010

Windsor invests 16.6 mil of non performing mortgages that consist of over 490 multi-family units. All were renovated and rented.

\$16,600,000

2011

Windsor invests 27 mil into a non performing municipal bond. Once Windsor took over the asset it then developed over 141,000 sq ft of 55 and older community with a 66000 sq ft amenity center. Later on the same site was able to get zoning approval for over 600 residential units.

\$27,000,000

2013

Windsor invested in a distressed portfolio of adaptive reuse buildings also know as Berry Boltworks, 195 Grant and the famous building know as Vetro Lofts in Italian Villlage amongst others. With the renovation and infrastructure cost the total investment is over 31.35 mil.

\$31,350,000

2014

2014

Dublin Rec Center - Two Phase Project

\$6,500,000

Atlas Development - Located on the corner of Long and High street lies the historic Atlas Building built in 1905. Since renovated to be an apartment building in 2014, this beautiful building gives residents a gorgeous view of downtown and is utterly eye-catching amongst neighboring buildings. The architecture, marble staircases, and stunning brick and white stone features give this building the perfect taste of New York inspired upscale urban lifestyle. The Atlas Building is an easy distance from many of Columbus' best attractions including the markets on Pearl Avenue, Gay Street's eateries, entertainment venues, and plenty of downtown shopping and boutiques.

\$10,000,000

2015

Berry Boltworks - Rehabilitation of a historical building that now houses class A office space with UBER being the main tenant

\$7,500,000

2016

16-Acre Equestrian Center - Willow Way Farm is an equestrian training facility located in Johnstown, OH. They offer top training for in order to allow riders and horses to succeed their fullest potential. Both individually and collectively trained in Willow Way's personalized training program, the horse and rider are backed by their instructors to reach their goals. Since the building of the equestrian barns the students and their horses have been able to enjoy the many amenities including built in fans, heated water buckets, personal tack lockers, and more, making it a comfortable and happy place to be for both horse and student.

\$8,000,000

2017

Rickenbacker Air Field - Two Phase Project

\$1,500,000

2017

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>\$1,000,000

2018

The Fire Blocks District
Windsor invested 65 mil in downtown adaptive reuse project with Historical Tax credits as well as New Market tax credits

\$65,000,000



WHO WE ARE

Windsor Construction Services lives by the motto “We Build Better.” This is more than a saying, it is our identity. It is foundational for our firm to transform spaces to their full potential. It is inspired by a responsibility to our clients, our employees and the communities we serve.

Every day, our team utilizes a spirit of doing the right thing and delivering quality through humility, effort, dedication, respect and collaboration. Take a look at one of our projects and you will see unique craftsmanship driven by our purpose, pride and passion.

BACKGROUND AND HISTORY

The Windsor Companies is a set of vertically integrated construction, development and real estate companies that has been in operation since the 90's. With our vision, passion and obsession for quality workmanship, Windsor's success is driven by our carefully chosen, highly skilled field and office personnel.

Over the years, we have expanded our presence by constructing, engineering and managing various commercial and residential projects from large historic and urban redevelopment projects to a 75-acre equestrian facility.

OUR TEAM

The Windsor Companies is made up of a large group of diverse and skilled individuals. We are a team; we collaborate and push each other to achieve great results. We are "doers and innovators."

Our team of development and construction professionals work hard everyday to make sure we are providing value to the communities we serve.

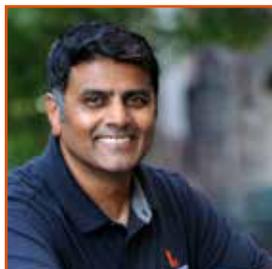
WINDSOR LEADERSHIP



Alexius J. Dorsey
Founder + CEO

Alex has led The Windsor Companies since its inception. Windsor has grown to an approximately \$100 million dollar portfolio of assets under

management. Mr. Dorsey and Windsor has expertise in both residential and commercial development, management and construction. Windsor now owns and manages over 1,000 residential units and more than 500,000 square feet of commercial space in Central Ohio. Alex defined his career with a commitment to the communities he serves through local economic development and community collaboration.



Jatin Patel
Chief Financial Officer

Prior to joining the Windsor Companies, Jatin spent 20 years in various managerial, operational, financial, and analytical capacities at JPMorgan Chase & Co, primarily

with their asset management division. His demonstrated abilities to work in a complex and ever-changing financial regulatory environment made him a perfect fit for Windsor. While at JPMorgan he developed sophisticated and innovative proprietary tools to model new investment assets. Jatin co-managed the inaugural team of Risk Officers comprised of former military intelligence and anti-money laundering personnel, tasked with reviewing and investigating high-net worth prospects and clients to ensure legitimacy.

Jatin holds a Bachelor's degree in Finance from The Ohio State University and earned his MBA from Franklin University.



David Neal
Director of Operations

David's combined private sector experience and his 10 years serving in the United States Army where he mobilized forces around the world has bolstered

his operational and logistical business acumen. His experience has complimented Windsor's Vertically Integrated Development Model. David's association and understanding of the "Young Professional" generation bodes well in the development of cutting edge, modern, and creative class A "live and work" spaces. He manages all phases of production including; coordinating equipment; local manpower needs; identifying project risks and dependencies. David also leads the strategic and tactical direction of the Windsor organization to ensure best practices are utilized on all projects.



Joe Circle
Construction Division
Operations Manager

Joe is integral to Windsor's community revitalization projects in Ohio. Joe has lead the way in areas of budgeting as well as

leading top to bottom renovations in several multi-family projects across Windsor's redevelopment portfolio. Under Joe's leadership Windsor often achieves a near 100% occupancy prior to the completion of construction. Prior to Windsor, Joe was involved in several non-profit housing projects created to serve homeless citizens and homeless separated military members in Ohio. Joe's demand for quality and personal client attention are keys to his success and Windsor has received recognition for Joe's high standards and quality of work.



Daniel Woeste Senior Construction Advisor

With more than 30 years of experience in the construction industry, Dan oversees and coordinates a wide array of construction projects. Dan uses

an innovated and streamlined process he developed to manage multi-family housing and large complex construction. Dan is credited with thousands of units renovated over the span of his career; he has created strong ties in the industry with owners, management, subcontractors and vendors. Windsor is the beneficiary of Dan's organization skills and his ability to build teams that operate at high levels of efficiency and output.



Eric VanZwieten Marketing & PR

Eric's mission is to collaborate with the leadership team to clearly communicate our vision to the communities we serve. Eric develops integrated marketing

systems that help stakeholders understand what benefit communities can expect from development projects that transform historical architectural masterpieces into innovative spaces and thriving communities.

Eric carefully crafts communication strategies that integrate our principles of collaboration with local communities. By leveraging technology and focusing on providing real value to stakeholders Eric is able to communicate our Motto "We Build Better" to the communities we serve.

CONTACT INFORMATION The Windsor Companies

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SOCIAL MEDIA

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