
SAMPSON·MORRIS GROUP

COMPANY PROFILE



2500 ELDO ROAD, MOROEVILLE PA 15146
SAMPSONMORRISGROUP.COM

SAMPSON·MORRIS GROUP

CREATING VALUE

“From the very beginning, we have maintained a simple business philosophy: the only concern in a real estate transaction is the customer.”

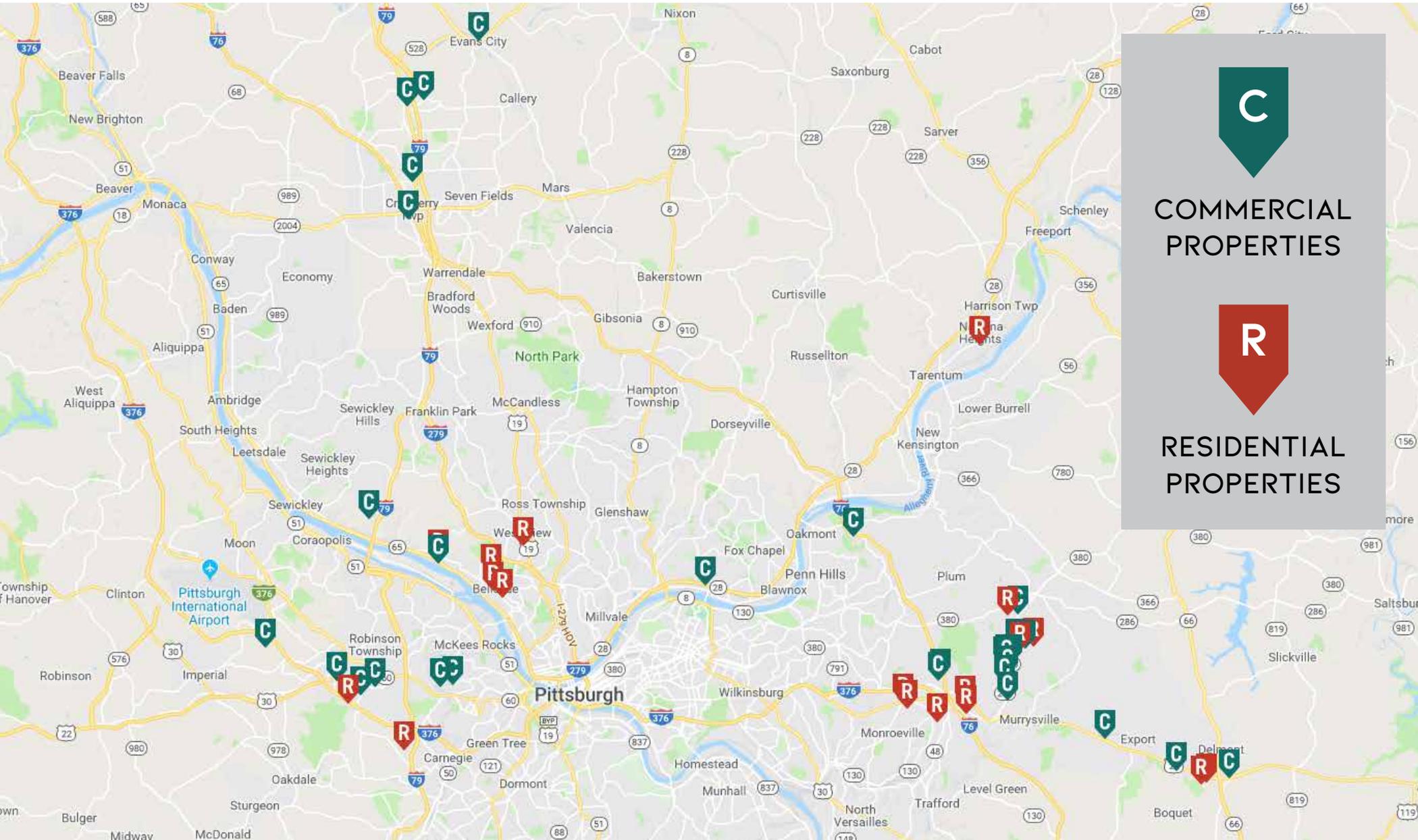
Sampson Morris Group is a Commercial and Residential real estate organization in Western PA with over 60 years of experience and success in real estate development and property management.

With a focused direction, Sampson Morris Group continues to expand its real estate holdings. Through the expertise of talented and experienced employees, and through partnerships with affiliated companies specializing in construction and land development, Sampson Morris Group brings creativity, capacity and value as project hallmarks.

Through a conglomeration of long-standing partnerships Sampson Morris Group has developed and continues to manage holdings consisting of more than 2.4 million square feet of commercial portfolio and 3,500 of residential units. Our diverse portfolio is carefully selected in Pittsburgh’s suburban markets for flexibility, long-term value, quality, and location. With holdings in most major commercial and residential asset classes, our expertise covers a range of product types, with a focus in value creation in the Pittsburgh market place.



SAMPSON·MORRIS GROUP



COMMERCIAL
PROPERTIES



RESIDENTIAL
PROPERTIES

SAMPSON MORRIS GROUP IN NUMBERS



2.5 Million Square Feet
of Active Commercial Space



216 Satisfied
Commercial Tenants



3,547 Award Winning
Residential Units



2.5 Kitchens
Renovated a Day



100+ Employees



60+ Years of Success



3 Generations of Pittsburgh
Real Estate Development
Management



Originator of flex space in the
Pittsburgh Area

SAMPSON·MORRIS GROUP

DEVELOPING NEW - REPOSITIONING EXISTING



2017 NAIOP
BUILD-TO-SUIT



2006 NAIOP
NOMINEE SPEC OFFICE



2013 NAIOP
BEST INDUSTRIAL RENOVATION



2004 NAIOP
RENOVATION AWARD



2010 NAIOP
BEST RENOVATION



2004 AIA
CERTIFICATE OF MERIT
FOR DESIGN EXCELLENCE



2007 SIOR
OFFICE SALE OF THE YEAR



2003 SIOR
DEVELOPER OF THE YEAR



2007 NAIOP
LIFETIME ACHIEVEMENT AWARD



2001 NAIOP
RENOVATION AWARD

SAMPSON·MORRIS GROUP

CREATING VALUE



SAMPSON·MORRIS GROUP

UGLY IS BEAUTIFUL



SAMPSON·MORRIS GROUP

EACH PROPERTY HAS ITS OWN WORTH



SAMPSON·MORRIS GROUP

MANAGE AND CREATE

Michael Morris, CEO

After obtaining a bachelor's degree in Economics and a MBA in Finance, Michael embarked on a career in real estate development with a nonprofit organization committed to buying, renovating, and selling distressed residential properties in a hopeful Pittsburgh neighborhood. In 1992, he joined Cano, Inc. as a leasing agent and financial analyst and eventually became its Vice President. In 1997, Michael and Ben Sampson formed the Sampson Morris Group to take over the management of their real estate holdings and to take advantage of additional development opportunities. On February 26, 2004 the corporate name was changed to Sampson Morris Group.

Michael is continually involved in multiple development projects from the initial analysis and mortgage acquisition to the construction management and lease-up phases. Through personal attention, quality management, and a keen sense of direction, he continues to lead Sampson Morris Group forward.

A graduate of Bethany College (BA in Economics) and the Katz Graduate School of Business at the University of Pittsburgh (MBA in Finance). Michael is actively involved in various professional organizations, including the National Association of Industrial and Office Properties (NAIOP). He continues his education in real estate through various seminars held by both the Urban Land Institute and NAIOP.



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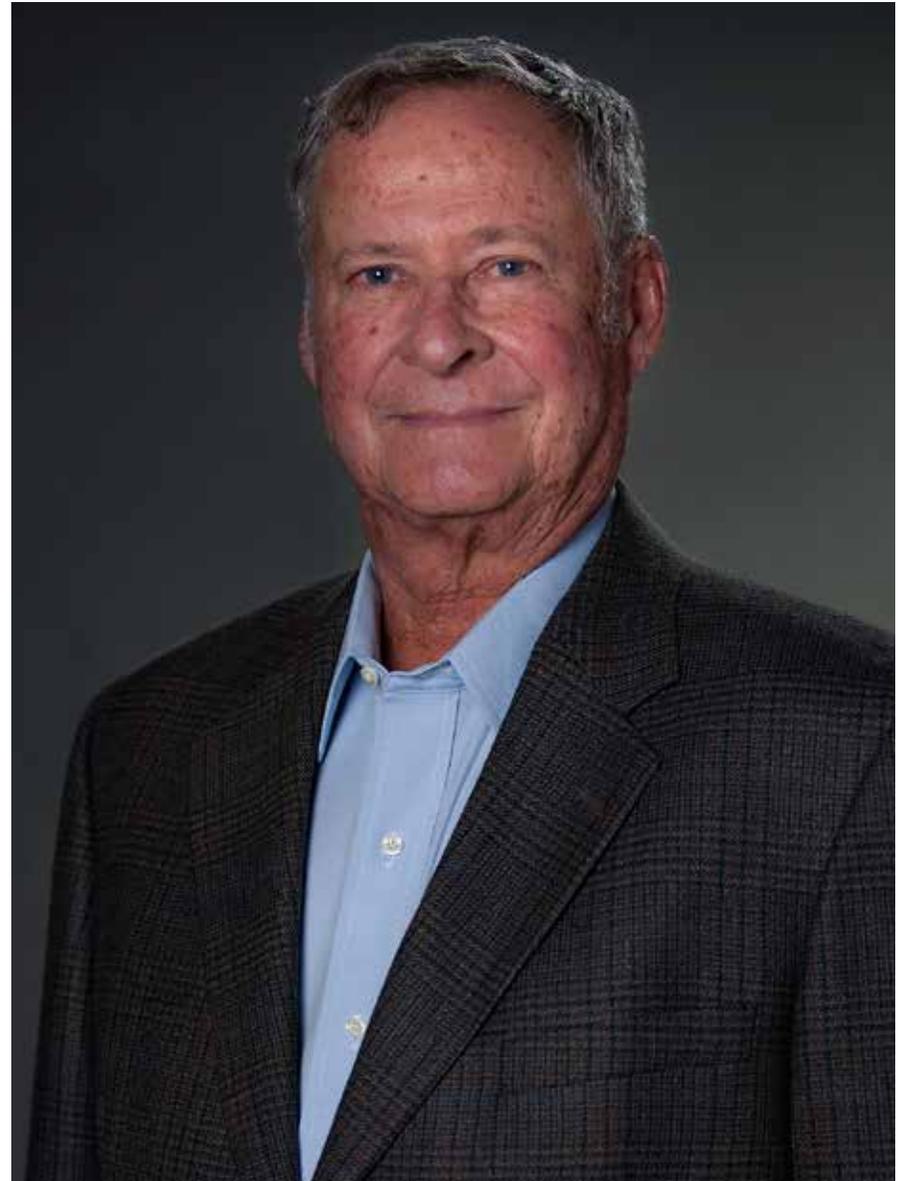
THE BEST OPPORTUNITY IS RIGHT NOW

Ben Sampson, Principal

A third generation developer, Ben began developing real estate on Route 286 in Plum Borough and surrounding communities with his father, Orin, in the early 1970s.

In 1973, he formed Cano, Inc. to build a 20,000 square foot strip center, Presque Isle Plaza, as part of Plum Borough's main shopping district. Along with Sampson Morris Group he also established Bar Development Company and The Meritage Group to manage both his and his family's land development needs. He continues to be the driving influence behind both company's contract work and sub-division developments located throughout Pittsburgh's suburbs. Over the last 30 years, these and other partnership affiliated companies have developed industrial, commercial, and retail space as well as thousands of single family lots, apartments, and condominiums.

A graduate of Bucknell University and veteran of the Vietnam War, Ben is active in professional organizations that include the Urban Land Institute, Society of Industrial Office Realtors, and National Association Industrial and Office Properties.



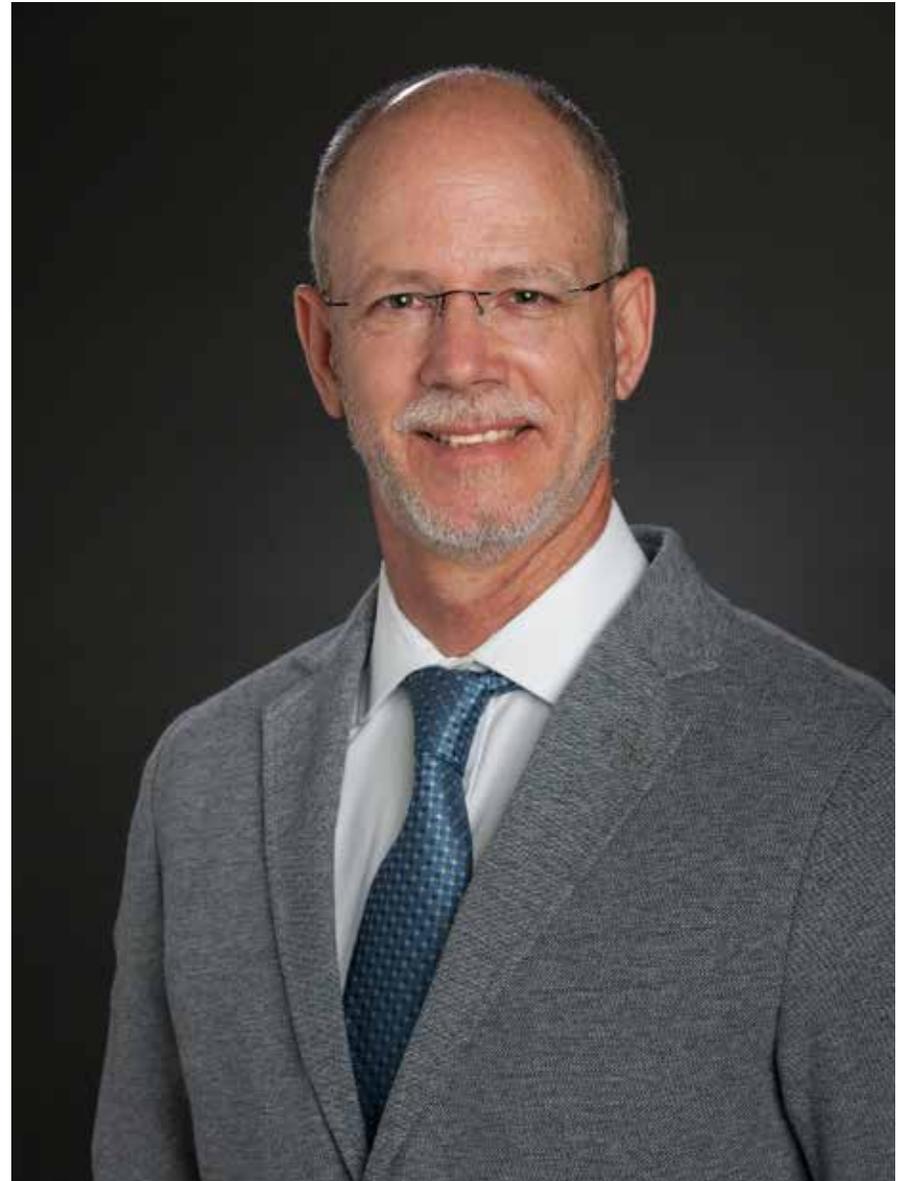
SAMPSON·MORRIS GROUP

DEVELOPING NEW REPOSITIONING EXISTING

Dave Sarver, President

Dave joined Sampson Morris Group in 1997 as a project manager. He put his 25 years of commercial and residential construction experience to work designing and writing specifications, procuring approvals and permits, estimating project costs and developing project budgets, awarding and managing contracts, and reporting on project budgets and schedules. In 2011 he received the title of President.

Dave is a graduate of Indiana University of Pennsylvania with a bachelor's degree in Accounting. He is licensed by the Pennsylvania Real Estate Commission.



SAMPSON·MORRIS GROUP

PROBLEMS ARE OPPORTUNITIES

Brian Synan, Sr. Vice President

Brian came to Sampson Morris Group as a result of a corporate merger with Rimco Properties in 2012. He is the Sr. Vice President as well as the corporate Broker and manages the commercial property management team.

Brian is a graduate of Grove City College (BS in Business Management) and John F. Donahue Graduate School of Business (MBA). He also has designations as a Certified Property Manager (CPM) from the Institute of Real Estate Management (IREM) and Certified Commercial Investment Member (CCIM).

Brian is also the Fire Chief for Murrysville VFD #1 and a member of the Westmoreland County Hazardous Materials Response Team 800.



SAMPSON·MORRIS GROUP

REAL ESTATE IS A RELATIONSHIP BUSINESS

Clayton Morris, Asset Manager

Clayton is part of the second generation at Sampson Morris Group and has recently taken on the role of Asset Manager. His responsibilities focus on enhancing the value of the portfolio through leasing, marketing, asset management, property management, and acquisitions.

Clayton is a graduate of Allegheny College (BA in Managerial Economics with a minor in Astronomy/Astrophysics) and of Katz School of Business (MBA in Finance and Business Strategy).

Clayton is also an avid kitesurfer and inventor. He designed and has a patent pending for a practical, adjustable-size kite and collaborated to start a new company, "Guzt, a kitesurfing innovation company".



SAMPSON·MORRIS GROUP



WEST PITTSBURGH
BUSINESS PARK



SAMPSON·MORRIS GROUP

MCMICHAEL
BUSINESS
PARK

