

# Ronald S. Leventhal



Ronald S. Leventhal is the Managing Member of Hampton Island Preserve. He has participated in a wide variety of financial activities, applying his business acumen to the fields of insurance, financial and pension planning, taxation, and most adeptly to real estate investment and development.

Mr. Leventhal began his career in the pension industry, reviewing real estate investments for his financial clients. This experience contributed to his transition into real estate partnership investments, and, eventually, into real estate development. A licensed Georgia real estate broker, Mr. Leventhal is an expert in development, as well as contract negotiation and zoning, particularly in Liberty County, Dougherty County, Cobb County and Atlanta, Georgia.

Overall, the current market value of the developments in which Mr. Leventhal has had a role exceeds \$500 million, including being the developer for Hampton Island Preserve.

A sampling of previous endeavors include:

- Cumberland Creek Ridge Subdivision – 250 lots completed in 1988;
- Cumberland Creek Country Club Community – a \$120 million development, which received national recognition in *The New York Times* and ABC's "20/20," consisting of 520 lots, a golf course and commercial parcels. The project commenced in the 1980s with the latest phase of townhomes completed; later in the route of the East-West Connector
- The master planning of Butler Creek Shopping Center – a 120,000 sq. ft. grocery store anchored shopping center in 1989;
- Hidden Creek Subdivision – 50 lots in 1988;
- Riverside Place Apartments – 86 units completed in 1977;
- Albany Springs Apartments – 50 units completed in 1979;
- Terrell Mill Condominiums – 50 units completed in 1980;
- The zoning and master planning of Horseshoe Creek for over 300 single-family residences in the mid-1980s;
- Numerous other developments.

Today, Ronald Leventhal's investment focus is primarily on Hampton Island Preserve located in Coastal Georgia. As the sole Managing Member of all aspects of this 4,000-acre eco-friendly private retreat, he brings his roots from lush upstate New York to the equation. The estimated value of Hampton Island exceeds \$50 million, as is, with a build-out value in excess of \$800 million.

## Memberships And Acknowledgements

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Mr. Leventhal's activities reflect his commitment to not only his own development projects but to the success of Georgia's overall real estate market. He is a former president of the Cobb Developers' Association, and, while serving as a four-year member of the Board of Directors of Cobb American Bank and Trust Company, later Riverside Bank, acquired by the Bank of North Georgia, he played an active role on the bank's Investment Committee.

Ron's memberships and acknowledgements have included:

- Associate membership in the American Society of Pension Actuaries;
- President of Cobb County Developers Association;
- A Chartered Financial Consultant and Chartered Life Underwriter with life membership in the Million Dollar Round Table;
- Published in the prestigious *Trusts and Estates* magazine;
- Featured in *Atlanta* magazine;
- Guest lecturer at numerous Bar and Medical Associations;
- Chair of Residential Care Facilities for the Elderly of Cobb County;
- Co-Chair of the Policemen's Ball;
- Numerous Charitable Events

Leaders in the industry confirm the uniqueness of Mr. Leventhal's passion for development, dedication to Hampton Island Preserve, and understanding of the interplay between complex matters and finance, as impacted by our legalistic world. *As such, he is the only lead developer of one of three major developments: Sea Island, Palmetto Bluff, and Hampton Island, who weathered the economic depression and maintained operations at Hampton Island. He restructured debt on an unprecedented basis and never filed for bankruptcy protection for any debts of the Hampton development, unlike the remarkable Palmetto Bluff and Sea Island developments.*

## Philanthropic Efforts

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Apart from real estate investment and development, Mr. Leventhal possesses a strong commitment to philanthropic efforts spanning arts, culture, health, social welfare, and more. This is capped with his belief in the international economy, in a world where understanding is essential to posterity. His community activity includes taking on a leadership role with the Cobb County Arts Festival Jubilee and serving as one of four major sponsors for the Artful Tour of Homes, receiving a Gold Award from the National Association of Homebuilders.

Because of his consistent support for his community, Leventhal was honored as co-host for former First Lady Nancy Reagan during the PRIDE Conference in Atlanta in 1990, reflecting his now long-term commitment to community interests.

Ron also served as the chair of the Residential Care Facilities of the Elderly Authority of Cobb County for eight years, where he oversaw the development of the model Presbyterian Village in West Cobb County and the Rhodes Nursing Facility in East Cobb. He also participated on the Citizens' Advisory Council for the Cobb County School Board. Together with additional charitable involvement, Ronald Leventhal continues to support efforts that improve the high standard of living in Georgia.

Continuing his dedication to philanthropic efforts, Mr. Leventhal has also supported the following organizations, charities, and community events:

- American Cancer Society
- American Heart Association
- Telfair Museum Ball in Savannah;
- March of Dimes (Atlanta & Savannah)
- Thoroughbred Charities of America
- Georgia Organics
- The Coastal Symphony of Georgia
- Historic Savannah's Second Harvest
- St. Joseph's/Candler Hospital
- Hilton Head Equestrian Exposition
- Eighth Annual Savannah Garden & Antiques Expo
- Liberty County Martin Luther King, Jr. Golf Tournament

Notably, Mr. Leventhal was the 2008 Co-Event Chair for the prestigious Policemen's Ball in Atlanta, having United States Senator Johnny Isakson as Honorary Chair. Ron was privileged to introduce his friend of 48 years. That same year, Mr. Leventhal presented a \$5 million check to Coastal Empire Council, Boy Scouts of America.

## Movies and Television

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Continuing in his support for the arts, Mr. Leventhal has also played a significant role in supporting several major film and television productions. In addition to providing the magnificent scenery of Hampton Island Preserve for the settings of productions, Mr. Leventhal also frequently coordinated with staff and crews to ensure all film projects were successful. For one of the feature films he assisted with, *Ben & Ara* (2015), Mr. Leventhal is actually listed in the movie credits as a co-producer.

Mr. Leventhal has lent his support to the following movies, television shows, and short films:

- *Ben & Ara*
- *Scared Famous*
- *Anglers and Appetites*
- *American Grit - Season 2*
- *The Intervention*
- *Tommy Wilcox Outdoors*
- *Live by Night*
- *The Menu*

## Relationships

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Ronald Leventhal is privileged to have a cordial relationship with Zheng Zeguang, the People's Republic of China's Deputy Foreign Minister for North America, Canada and Oceania. Ron was afforded the opportunity to introduce Mr. Zeguang to a joint session of the Georgia Legislature in February 2006. In addition, Mr. Leventhal was invited to an exclusive private dinner hosted by the Chinese Minister and his wife, Hua Mei, at the Embassy residence in Washington D.C. that same year.

His meetings with representatives of Chinese industry were broadened when he was privileged to accompany U.S. Senator Johnny Isakson to a reception for 25 of the largest companies from China. Mr. Leventhal was honored to have hosted Zhou Wenzhong, the Chinese Ambassador to the United States, and his wife, Shumin Mme Xieand, for a luncheon at the Piedmont Driving Club in November 2008 as part of his continuing Chinese relationships.

## Personal Stories

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Mr. Leventhal's determination can be traced back to his high school days, when he and a few of the other football players decided to try to beat a 50-mile timed run record of eight and a half hours that was previously held by the Marines. Mr. Leventhal and his team members set off on a round-trip trek from Miami to Fort Lauderdale and were followed by the press and urged on by radio announcers. Mr. Leventhal and his team completed the race in eight hours and ten minutes. Although it does not compare to the Marines who had backpacks and boots and went cross-country, it was still a proud moment for Mr. Leventhal and the team.

Mr. Leventhal's relentless pursuit of multiple complex endeavors stems from having experienced the realities of life by surviving not one, but two exploding aircraft incidents. In 1959, Mr. Leventhal lived through the failed flight of an Eastern Airliner which caught fire over the Atlantic. Ron reminisces about this being like that 12-year-old boy in the John Wayne movie, *The High and Mighty*. He then survived the crash of his own private twin-engine Cessna 421 in 1975 when, serving as Pilot in Command, Mr. Leventhal was forced to crash land the plane. Ron was found by paramedics with smoke inhalation, multiple burns, and numerous broken bones, and his co-pilot was found killed on impact.

Mr. Leventhal, having twice defeated an exploding aircraft, brings that resolve and loyalty to friends in his inspiring business endeavors. Simply put, Ronald S. Leventhal lacks the ability to quit!

