Property Management Services

PROVIDED FOR:

OFFICE, FLEX, RETAIL, WAREHOUSE AND MIXED USE PROPERTIES

PREPARED BY
Lamont Farmer and Julie Paul

DATE
February 2021

YORK PROPERTIES
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> York has become family to us. A trusted and well-oiled management company that puts their clients' needs first.
>
> - Alex Lovi

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INTRODUCTION

OPTIMIZING YOUR PROPERTY'S PERFORMANCE

When you work with York, you get unmatched community and industry knowledge combined with fresh ideas and a cooperative team approach.

Great property management relies on strong communication with both owners and tenants. We keep owners informed of property conditions and area market trends which could affect their investment decisions.

Each property is assigned a team including senior and assistant property managers along with an accountant. Regular inspections, tenant relations and financial reporting are integral parts of our management plan.

We utilize the most current software and processes to handle all the details.

ABOUT US

In 1910, C.V. York founded a construction company on his core commitment to service. More than 100 years of growth have passed. The company's scope has broadened but the stewardship to his legacy remains solid under the fourth generation of York leadership. With our commitment to client and community service, we expect York to be around for the next century.

HIGHLIGHTS

Known for creating and managing many of Raleigh's hallmark projects.

Developed Village District (formerly Cameron Village Shopping Center) the first PUD in the southeast, in the 1940s. The center is comprised of 510 apartments, single family homes, and approximately 750,000 square feet of retail and surrounding office. York has continuously managed and leased the Village District lifestyle center since its inception.

Locally owned and managed, with over 200 employees.

Manage an existing portfolio of over 4,000,000 SF of commercial space and 69 owners' associations consisting of 8,600 units.

Developed over 2,500,000 SF of retail, office, warehouse and industrial properties.

AFFILIATIONS

Accredited Association Management Company (AAMC)
Accredited Management Organization (AMO)
Cary Chamber of Commerce
Certified Commercial Investment Member (CCIM)
Certified Property Manager
Community Associations Institute (CAI)
Council for Entrepreneurial Development (CED)
Garner Chamber of Commerce
Greater Durham Chamber of Commerce
Greater Raleigh Chamber of Commerce
Institute of Real Estate Management (REM)
International Council of Shopping Centers (ICSC)
North Carolina Economic Developers Association
Society of Industrial & Office Realtors (SIOR)
Triangle Commercial Association of Realtors (TCAR)
Triangle Commercial Real Estate Women (TCREW)
Urban Land Institute (ULI)

SERVICE DIVISIONS

SERVICE DIVISIONS

PROPERTY MANAGEMENT

Great property management relies on strong communication with both owners and tenants. We keep owners informed of property conditions and area market trends which could affect their investment decisions. Each property is assigned a team including senior and assistant property managers along with an accountant. Regular inspections, tenant relations and financial reporting are integral parts of our management plan. We utilize the most current software and processes to handle all the details. Our property management services include:

- Financing and Budgeting
- Property Inspections
- Tenant Relations
- Vendor Contracting
- Operations
- Accounting
- Insurance
- Long-range Planning

BROKERAGE

We're serious about client experience and building solid relationships. Our goal is twofold: 1) Your real estate investment is successful and 2) You remember the positive customer-centric experience you've had with York.

EVENT SPACE MANAGEMENT (RALEIGH UNION STATION)

When you want to make a statement, host your event at Raleigh Union Station. From corporate events and seminars to weddings, banquets and galas, the modern, lofty design of Raleigh Union Station will delight your guests. The space can accommodate a variety of layouts and groups in excess of 700.

MAINTENANCE

Our experienced, licensed team of maintenance professionals service all commercial and residential properties. In addition to providing general repair for buildings and systems, our maintenance crew includes a licensed general contractor. Having maintained property in the Triangle for 35+ years, we take pride in exceeding our customers expectations and solving their problems efficiently and courteously.

ASSOCIATION MANAGEMENT

For 40+ years, York Properties has managed residential and office associations. As an Accredited Association Management Company® (AAMC®), and one of only 575 Accredited Management Organizations (AMO) firms worldwide, we take seriously our responsibility to provide excellent service. Our managers offer personalized services for all types of communities – from office/residential condominium and townhome to master-planned neighborhoods and Active Adult 55+.

SECURITY

For more than 35 years York Security has provided a full range of security services to commercial, residential and industrial clients across North Carolina. Whether long or short-term, uniformed or plain-clothes, armed or unarmed, in vehicles or on foot patrol, York offers security programs tailored to meet your unique needs. Our customized approach results in high levels of client retention and satisfaction. We take pride in being problem solvers, skilled in conflict management and communication. We're here to serve.

CONSTRUCTION

Our licensed general contractor is available to oversee all facets of construction, from bidding jobs and acquiring permits to hiring subcontractors and performing inspections. We begin by collaborating with the client to understand goals, budget and schedule. Our contractor works directly with architects and engineers to provide the highest quality workmanship within the context of efficient, cost effective solutions. Whether your project requires a general contractor for a planned commercial project, a refresh of an existing site or a simple carpentry repair, our contractor is ready for the job.

LANDSCAPING

The moment a client steps onto your property, you want to make a good impression. A clean, healthy landscape matters. Bloomsbury Landscapes was founded in the early 1980's as the in-house landscape maintenance company for a local commercial real estate firm. We blossomed as property acquisitions and third-party clients grew – and so did our crews, experience and industry knowledge. At Bloomsbury Landscapes, we are passionate about not only enhancing nature's beauty and increasing the value of your real estate, but providing best-in-class customer experience.

OUR TEAM

PASSIONATE ABOUT PROTECTING OUR CLIENTS' INTERESTS

GEORGE YORK

PRESIDENT & CHIEF EXECUTIVE OFFICER

George joined the York Properties executive team in 2006 after spending 12 years in the retail leasing and property management divisions. In 2009, he became President and CEO of York Properties, where he leads the strategic direction of the company. He holds his North Carolina Real Estate License and his Certified Commercial Investment Member (CCIM) designation.

George is a full member of the Urban Land Institute (ULI) and served many years on a small-scale development council. George is very active in his Young President's Organization chapter, the Southern 7 Chapter, where he recently completed his term as Chapter Chair in June of 2020. He serves on the Board of Directors for the Food Bank of Central and Eastern NC, as well as the Board of Trustees for Transitions LifeCare.

KRIS BRACY

CHIEF FINANCIAL OFFICER

Kris brings over 20 years of financial accounting and consulting experience in commercial and residential real estate, most recently holding positions at NAI Carolantic and Creedmoor Partners. She has also worked for the NC Partnership for Children where she supervised a team of internal auditors responsible for assuring the financial integrity of an annual budget in excess of $200 million. She began her career as an auditor with Price Waterhouse. Kris is a Certified Public Accountant and has a B.S. in Business Administration from Meredith College where she graduated cum laude. In 2017 she earned the Triangle Business Journal's CFO of the Year Award in the class of Large Private Companies.

OUR TEAM

PASSIONATE ABOUT PROTECTING OUR CLIENTS' INTERESTS

LAMONT FARMER

DIRECTOR OF PROPERTY MANAGEMENT

Lamont joined York Properties in 1999 through a merger with the company she co-founded, Lyston Farmer & Associates. With over 25 years of real estate experience, including ownership in both commercial and multi-family properties, Lamont brings a wealth of knowledge and expertise to serving property owners and tenants. She and her team provide the highest level of service and professionalism available in the Triangle.

Lamont leads the property management team with her energetic "can do" attitude and strong team building skills.

KAREN BROWN

SR. VICE PRESIDENT OF PROPERTY MANAGEMENT

Karen has been managing commercial office properties since 1986. Over the past 20 years in the Raleigh-Durham market, Karen has managed over 6M square feet of commercial property. Her experience includes a long list of Class A, B, and C office buildings, industrial, retail, warehouse, medical (dialysis centers and doctors' offices) and corporate facilities projects for a multitude of owners, including large institutional, national, regional, and local owners, such as ING, Wells Fargo, First Union, The Equitable, TA Associates, and DRA Advisors, among others.

Other corporate clients include Golden Corral, Schneider Electric, General Electric, Paragon Bank, First Union National Bank, Crescent Bank, and Community One Bank.

OUR TEAM

PASSIONATE ABOUT PROTECTING OUR CLIENTS' INTERESTS

AMY ROGERS

SENIOR PROPERTY MANAGER

Amy joined York Properties in 2010 and has over 12 years of experience in commercial real estate.

Amy specializes in retail property management and has been a licensed North Carolina real estate broker since 2002. She is extremely customer service oriented and understands the importance of communication with both her owners and the tenants.

Amy attended Peace College and graduated from NC State University with a degree in Business Management/Finance. She is actively involved in the community and recently served as an Executive Board Member for ReEntry, Inc..

SHAWN SEUBERLING

PROPERTY MANAGER

Shawn joined York Properties in 2012 and has has more than 10 years of industry experience, with previous positions at Trademark Properties and Grubb & Ellis | Thomas Linderman Graham in the Triangle area as well as Prudential Carolinas Realty and RE/MAX Realty Consultants in the Triad area. She earned a bachelor's degree in Communication Studies from Meredith College.

Shawn is a Certified Property Manager (CPM), a prestigious designation earned through the Institute of Real Estate Management (IREM).

OUR TEAM

PASSIONATE ABOUT PROTECTING OUR CLIENTS' INTERESTS

KATHY DECKER

PROPERTY MANAGER

Kathy has been a commercial property manager for over 22 years. She began her career with a local property management company.

In 1996, she joined York Properties to manage and lease commercial retail and office space, moved into Association Management, and now is back working in our Commercial Property Management Division. Kathy holds an active NC Real Estate Broker License.

TAYLOR TURNER

PROPERTY MANAGER

Taylor Turner joined York Properties in September 2016. After earning his Real Estate License in 2015, Taylor worked as a residential real estate broker before transitioning into commercial property management. Outside of the office he is involved in the Raleigh Arts Scene as a musician and collaborator with fellow artists.

Taylor graduated from North Carolina State University in December 2014 with a Bachelor's Degree in Business Administration, concentrating in Marketing, along with a Minor in Entrepreneurship in Music and the Arts.

SUPERIOR CUSTOMER SERVICE

Our management portfolio consists of all types and classes of assets that require different management approaches. We are adept at analyzing the needs of our clients and the property to apply the best practices and resources for our clients' investments.

Our goal is to provide our clients with peace of mind by employing highly competent, personable professionals.

Our Property Management Services

OUR RESOURCES AND SERVICES TAILORED TO YOUR NEEDS

FINANCES AND BUDGETING

MAXIMIZING THE RETURN ON YOUR ASSETS

Our property managers are deeply involved with the financial process -- from the review and approval of all expenditures to prepairing the annual budget and reporting the monthly financials.

PROPERTY INSPECTIONS

WE ENSURE NO FLAWS GO UNNOTICED

Our managers address issues promptly and keep you up to date on property conditions.

TENANT RELATIONS

BUILDING STRONG TENANT RELATIONSHIPS

By establishing solid relationships with property tenants, our managers ensure tenants feel vested in your property's success. Our managers build trust with tenants by being responsive to their needs and understanding their concerns.

VENDOR CONTRACTING

KEEPING YOUR PROPERTY RUNNING SMOOTHLY

Our team can recommend preferred and trusted vendors who will provide the highest level of service at the most efficient cost.

Our Property Management Services

OUR RESOURCES AND SERVICES TAILORED TO YOUR NEEDS

DAY TO DAY OPERATIONS

HANDLING THE DETAILS EFFICIENTLY

York provides the opportunity to use in-house maintenance, landscaping and security, ensuring seamless communication and the ability to resolve any issues quickly.

ACCOUNTING

KEEPING THE BOOKS IN ORDER

Property accounting is heavily regulated. Our experienced accounting team, including two staff CPAs, monitor changes closely.

INSURANCE

YOUR PROPERTY IS PROTECTED AGAINST ANY LOSS

Our managers ensure that your property complies with insurance regulations.

PLANNING

KEEPING YOUR PROPERTY RUNNING SMOOTHLY

We're expert at working with owners to advise on and execute long range plans.

PORTFOLIO

SAMPLE OF CURRENT PROPERTIES UNDER YORK MANAGEMENT

PROPERTY	LOCATION	TOTAL SQFT
2020 Yonkers Road	Raleigh, NC	140,084 SF
2021 N. Raleigh Boulevard	Raleigh, NC	4,875 SF
200 Cornerstone	Cary, NC	15,463 SF
200 W. Morgan Street	Raleigh, NC	20,658 SF
206 High House	Cary, NC	27,500 SF
21 S. Front Street	Wilmington, NC	17,280 SF
2400 Weston Parkway	Cary, NC	31,383 SF
505 Oberlin Road	Raleigh, NC	42,184 SF
North Hills Professional Park	Raleigh, NC	54,688 SF
1 S. Front Street	Wilmington, NC	9,850 SF
800 N. Person Street/Rapid Fitness	Raleigh, NC	11,600 SF
Atlantic Station Shopping Center	Atlantic Station, NC	142,746 SF
3801 Lake Boone Trail	Raleigh, NC	56,338 SF
5510 Six Forks Road	Raleigh, NC	55,292 SF
2700 Gateway Centre Boulevard	Raleigh, NC	49,643 SF
Berkshire Cameron Village	Raleigh, NC	17,587 SF
Emerald Plantation Shopping Center	Emerald Isle, NC	102,927 SF
Flowers Crossroads	Clayton, NC	145,521 SF
Forest Hills Shopping Center	Garner, NC	98,629 SF
Gateway Plaza Shopping Center	Raleigh, NC	77,353 SF
HighPark Village	Raleigh, NC	29,823 SF
Lake Boone Shopping Center	Raleigh, NC	89,508 SF
Lochmere Pavilion	Cary, NC	32,235 SF
MacGregor Square	Cary, NC	15,569 SF
Mission Valley Shopping Center	Raleigh, NC	122,561 SF
Parkway Pointe	Cary, NC	79,232 SF
Powerhouse Square	Raleigh, NC	44,175 SF
Raleigh Boulevard Shopping Center	Raleigh, NC	74,646 SF
Shiloh Crossing	Durham, NC	42,702 SF
Southgate Plaza Shopping Center	Raleigh, NC	92,521 SF
Steeple Square	Raleigh, NC	48,962 SF
Stony Brook Shopping Center	Raleigh, NC	72,957 SF
Viillage District Shopping Center	Raleigh, NC	541,246 SF
Village Square Shopping Center	Cary, NC	184,716 SF

4,250,740

Total Square Feet Under Management

2,406,588
TOTAL RETAIL SF UNDER MANAGEMENT

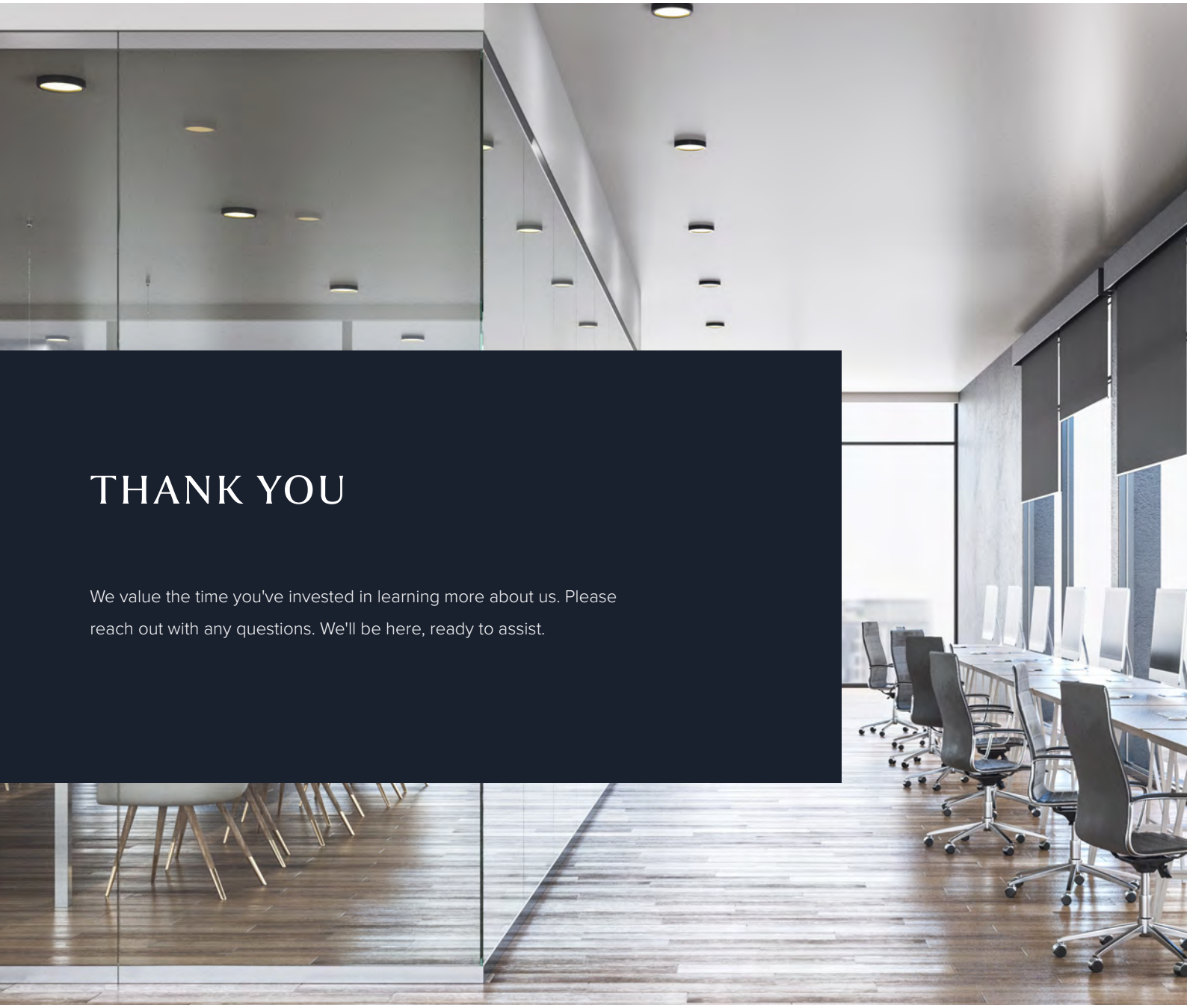
591,069
TOTAL OFFICE SF UNDER MANAGEMENT

321,577
TOTAL FLEX/INDUSTRIAL SF UNDER MANAGEMENT

25,830
TOTAL WAREHOUSE SF UNDER MANAGEMENT

764,754
TOTAL MIXED USE SF UNDER MANAGEMENT

140,922
TOTAL RESIDENTIAL SF UNDER MANAGEMENT



THANK YOU

We value the time you've invested in learning more about us. Please reach out with any questions. We'll be here, ready to assist.

CONTACT US

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SOCIAL

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