



PROVIDENCE GROUP MANAGEMENT
EXCELLENCE IN COMMERCIAL PROPERTY SERVICES

PARTNER XTEAM

2023
COMPANY OVERVIEW

EXCELLENCE

IN COMMERCIAL PROPERTY SERVICES

Founded in 2000, The Providence Group is built around a core group of people who are respected for both their integrity and experience in the industry. Each of our team members bring knowledge of various disciplines to the company, diversifying and strengthening our offerings as a successful retail firm and management company.

Visit us at:

WWW.PROVIDENCEGROUP.COM

TABLE OF CONTENTS

OUR BACKGROUND

OUR TEAM

OUR SUPPORT TEAM

PROPERTY MANAGEMENT SOFTWARE

KEY REASONS TO SELECT PGM

LANDLORD REPRESENTATION

PROPERTY MANAGEMENT SERVICES

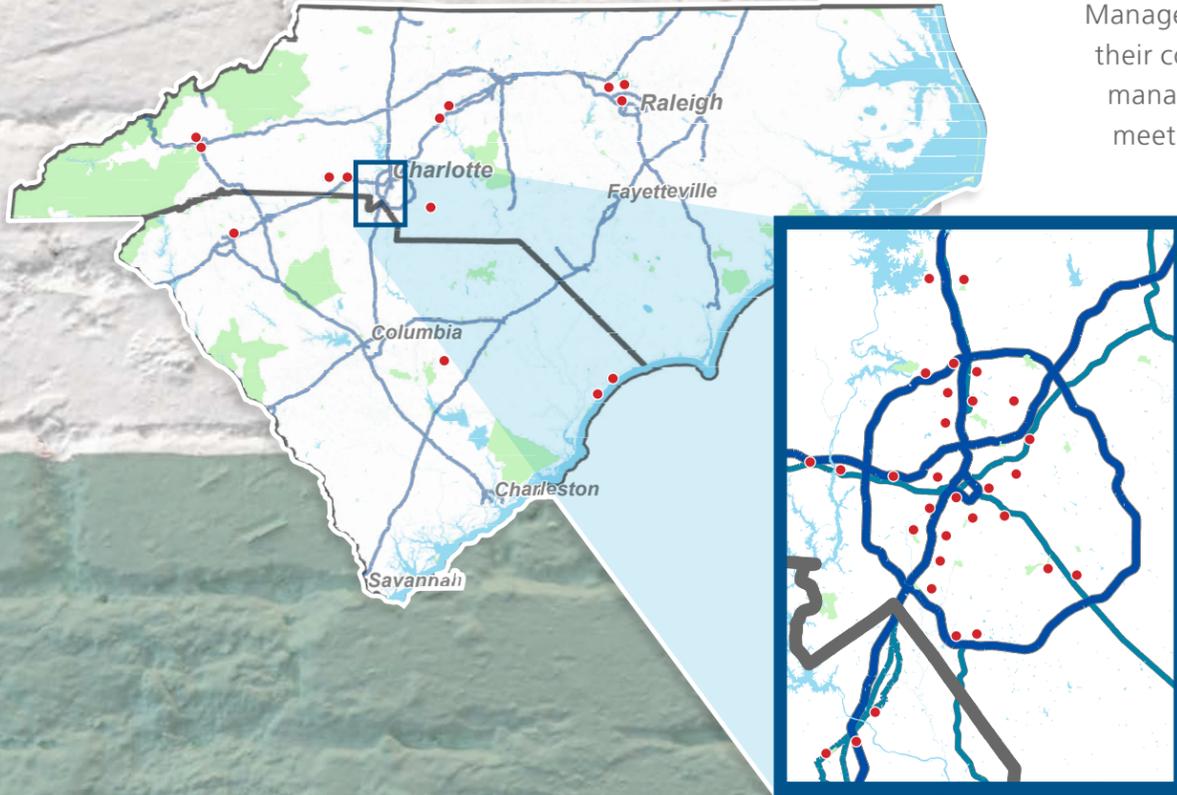
NOTABLE MANAGEMENT ASSIGNMENTS

REFERENCES

OUR COMPANY BACKGROUND

Operating under the name of Providence Group Management, we offer our clients first class management of their commercial real estate investments. Each commercial management program is critiqued and adjusted to meet the owner's long term goals. Frequent property inspections and face-to-face meetings with tenants, coupled with detailed financial reviews provide a foundation for management staff to protect and enhance the value of an asset.

By implementing enhanced management principles and practices, Providence Group Management strives to increase the value of our client's assets. Common feedback from our Property Management clients is more efficient rent collections, improved accounting reports, better record keeping, proactive preventative maintenance, expedited reconciliations, and market driven CAM rates.



OUR TEAM



AMANI ABDUL
Property Manager
704.644.4592
aabdul@providencegroup.com



MADELYN KEANE
Property Management Assistant
704.315.6811
mkeane@providencegroup.com



MICHAEL RISEY
Controller
704.200.2365
mrisey@providencegroup.com



NEAL BANNER
Assistant Property Manager
704.644.4586
nbanner@providencegroup.com



DUNCAN LEWISON
CFO
980.701.0030
dlewison@providencegroup.com



WENDY SCHULTZ
Administrative Assistant
704.365.0820
wschultz@providencegroup.com



CHARITY CASE
Property Accountant
980.701.0031
ccase@providencegroup.com



RONNIE "RJ" MASSEY JR.
Building Engineer
704.301.6823
rmassey@providencegroup.com



CHRISTIAN SHAW
Property Manager
980.201.8642
cshaw@providencegroup.com



AMY FLEMING
Accounting
980.701.0033
afleming@providencegroup.com



JAMES MCGEE
Director of Property Management
704.644.4598
jmcgee@providencegroup.com



BERNIE SMITH
Property Manager
704.315.6824
bsmith@providencegroup.com



PATRICIA FURR
Property Accountant
980.201.8642
pfurr@providencegroup.com



KATIE NOVAK
Hospitality Manager
704.877.7844
knovak@providencegroup.com



CAMPBELL GUIGNARD
Property Manager
704.200.2378
cguignard@providencegroup.com



ANNA NOWSKOWSKI
Property Accountant
980.701.0033
anowskowski@providencegroup.com

OUR SUPPORT TEAM



TRAVIS ALEXANDER
GIS Analyst / Drone Pilot
704.200.2262
talexander@providencegroup.com



COURTNEY DICKSON
Marketing Associate
704.644.4597
cdickson@providencegroup.com



BRYSON WARTZ
Marketing Director
704.644.4591
bwarntz@providencegroup.com



Vendors / Affiliates



Adobe® Creative Cloud™



PROPERTY MANAGEMENT SOFTWARE

In today's world, staying ahead of available technology and taking advantage of it to improve our service to clients is an important part of our business. Providence Group Management utilizes MRI Accounting Software and Avid Exchange to streamline managerial functions efficiently for our clients.

MRI Software is a leader in providing an array of customized reports to suit our clients needs. Avid Exchange provides a paperless invoice approval process, resulting in expedited vendor payments and improved AP processing. Avid Exchange also allows owner access to the approval chain if requested.

PGM partnered with ClickPay payment solutions to enable tenants the ability the log on to a cloud based software to view monthly statements and pay rent. Our management teams utilize Building Engines to catalog and maintain preventative maintenance records building mechanical units.

PGM also provides tenants and customers with a 24 hour 7 days a week emergency maintenance support hotline ensuring the whole team assigned to a property is notified concerning maintenance issues.



SCALE FOR GROWTH

Reduce inefficiencies such as manual tasks and cut processing costs by up to 60%.



PAY MORE WAYS

Pay suppliers based on their choice of Mastercard, AvidPay Direct - our enhanced direct deposit method - or AvidPay check.



ELIMINATE PAPER

Shift to 100% electronic invoices and payments to save time and money with our AP automation solutions.



GET 24/7 REMOTE ACCESS

Manage your AP process from anywhere with an internet connection to keep your business moving.



GAIN TOTAL CONTROL

Enforce your existing business rules, set permissions and have access to a complete audit trail from PO to payment.



SEND FAST, SECURE PAYMENTS

Reduce fraud risk and get your suppliers paid on time with secure and efficiently managed payment solutions.

KEY REASONS TO SELECT PROVIDENCE GROUP MANAGEMENT



MARKET EXPERTISE

Providence Group Management currently manages a selection of institutionally and privately owned real estate. Building types include office, flex / industrial, and retail assets.



DEPTH OF RESOURCES

Our platform enables us to provide our clients quality and specialized management services. We utilize our network of contractors, service vendors, architects, and engineers to best serve our clients objectives for their real estate investment.



COMMITMENT

Clients find that we are fully committed to servicing their real estate investments as individual clients. An entire team of real estate professionals is assigned to your account to prevent a breakdown of service.

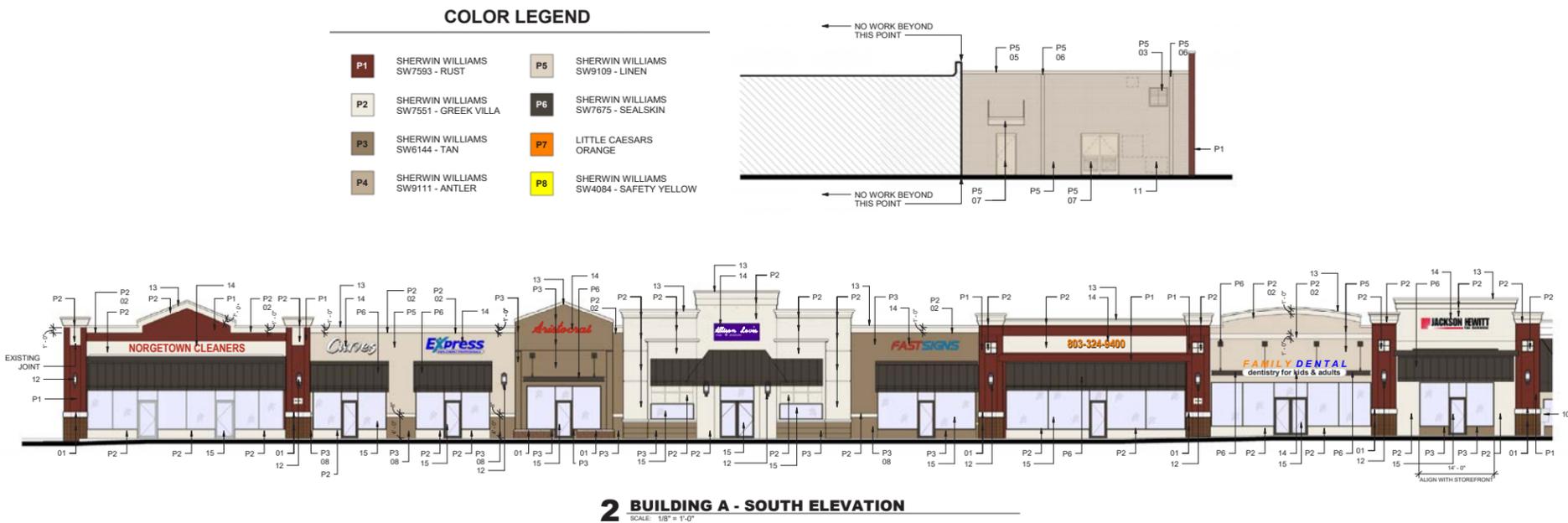
OVER 3,700,000 SF OF
PROPERTY CURRENTLY
UNDER MANAGEMENT
THROUGHOUT
THE CAROLINAS

LANDLORD REPRESENTATION



REBRANDING & PROJECT MANAGEMENT

Providences Group Management strives to create a comparative advantage for our clients assets within their respected markets. We will work with our clients to prioritize projects based upon available capital, ROI, property/building envelope maintenance, and their plans for the asset. We will engage the appropriate third party professionals and oversee all phases of the project (design, preconstruction, construction, post construction) to completion.



REBRANDING & PROJECT MANAGEMENT (continued)



REBRANDING & PROJECT MANAGEMENT (continued)



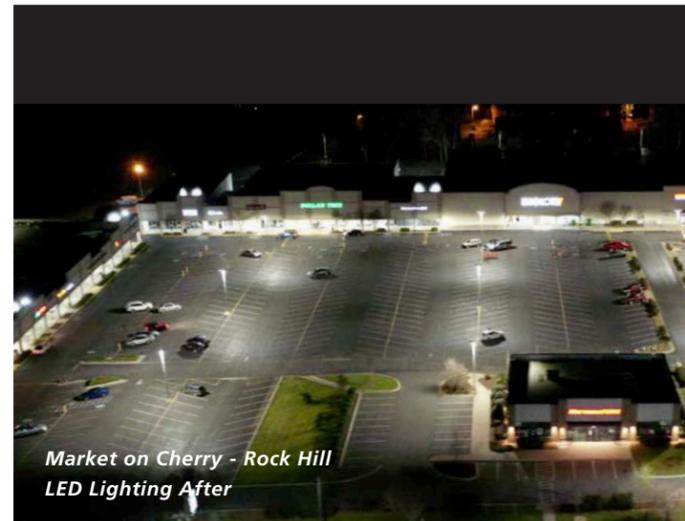
Love's Plaza Before



Market on Cherry - Rock Hill
LED Lighting Before



Love's Plaza After



Market on Cherry - Rock Hill
LED Lighting After

REBRANDING & PROJECT MANAGEMENT (continued)



Carmel Village Before



Tower Place Festival Before



Carmel Village After



Tower Place Festival After

NOTABLE MANAGEMENT ASSIGNMENTS

OPTIMIST HALL
Food Hall in Charlotte, NC



Optimist Hall is an adaptive re-use project just north of downtown Charlotte in the Mill District. The redevelopment transformed a turn-of-the-century textile mill into a 147,000-sq. ft. mixed-use development that includes a food hall, restaurants, retail and creative office space.

CARMEL VILLAGE
Retail Center in Charlotte, NC



Carmel Village is located in the heart of South Charlotte at the corner of Carmel Road and Pineville Matthews Road (Hwy 51) and is located near some of Charlotte's most affluent residential populations. The center also benefits from easy accessibility with over to 43,000 daytime employees within a 3-mile radius.

209 S KINGS DR.
Recently Rennovated Retail Building



Located in the heart of the retail and restaurant activity in Midtown Charlotte, 209 S Kings Drive was redeveloped in 2017. It features stongly positioned tenants who are paving the way forward in their prospective industry spaces.

Tenant lineup includes CorePower Yoga, Bishops Haircuts and Verizon Wireless.

Dilworth Artisan Station
Mixed Use Tower in Charlotte, NC



Dilworth Artisan Station is a beautiful historical building located in Charlotte's SouthEnd District, housing twenty-seven art studios, a high-end home décor store, architectural and real estate offices. Adding to the eclectic Tenant mix, Canopy, one of Charlotte's newest upscale cocktails bars, just opened in the building in July

TORINGDON
Shopping Center in Charlotte, NC



Located by I-485 and Johnston Rd in the Ballantyne area, Toringdon Market is anchored by one of the few remaining Earth Fares in the area. Surrounded by an average of 196,228 people within a five mile radius, this center also sits within a well established consumer group averaging \$126,363 per year per household. Key tenants include Earth Fare, Miro's Spanish Grill and Ballantine Jewels.

CONSUMER SQUARE
Shopping Center in Mooresville, NC



Located in Mooresville North Carolina, Consumer Square is 148,000 sq ft of retail. The shopping center is anchored by the newly completed Floor and Décor with Wal Mart on the adjacent parcel.

REFERENCES



Lisa Chommie / Asset Manager
LNR Partners / 305.695.5104



Ben Bios / Senior Asset Manager
Stiles Corporation / 954.627.9285



Stanislava Paganuzzi / Asset Manager
Colterra Capital / 514.487.1515



Joseph Hughes / Senior Asset Manager
Kite Realty / 317.577.5600



PROVIDENCE GROUP MANAGEMENT
EXCELLENCE IN COMMERCIAL PROPERTY SERVICES

300 West Summit Ave. | Suite 250 | Charlotte, NC 28203
Phone (704) 365-0820 | www.PROVIDENCEGROUP.com