



PROVIDENCE GROUP MANAGEMENT
EXCELLENCE IN COMMERCIAL PROPERTY SERVICES

PARTNER XTEAM

2024
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 brokerage firm and management company.

Visit us at:

WWW.PROVIDENCEGROUP.COM

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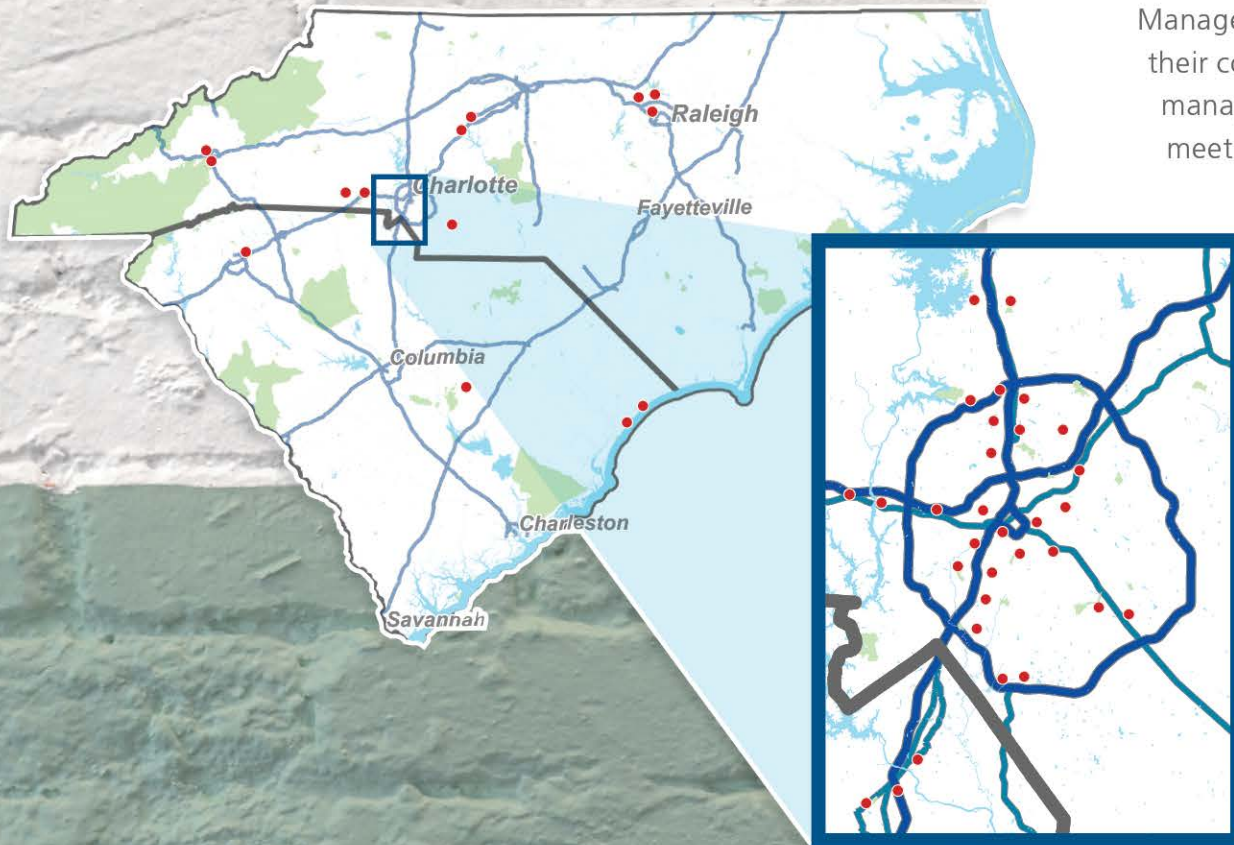
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OUR COMPANY BACKGROUND

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



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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 solution to enable tenants the ability to log on a cloud based software to view monthly statement and pay rent. Our management teams utilize Building Engines to catalog and maintain PM records for building mechanical units. PGM recently partnered with Jones COI to track to streamline vendor and tenant COI collection and compliance.

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, MOB, 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

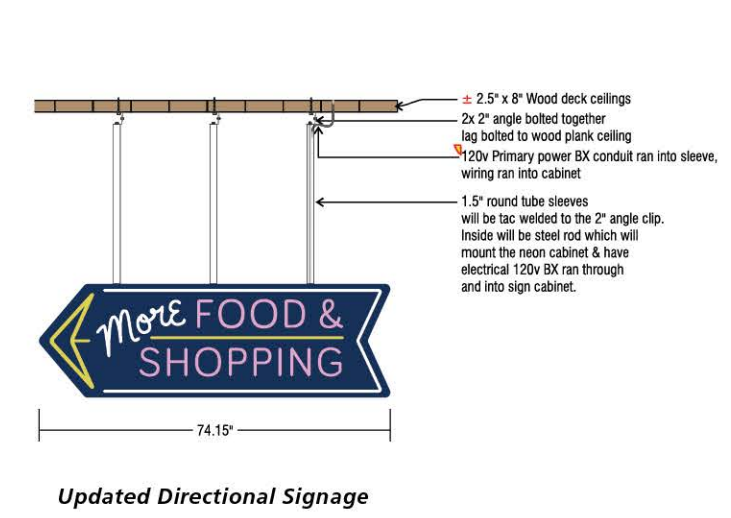
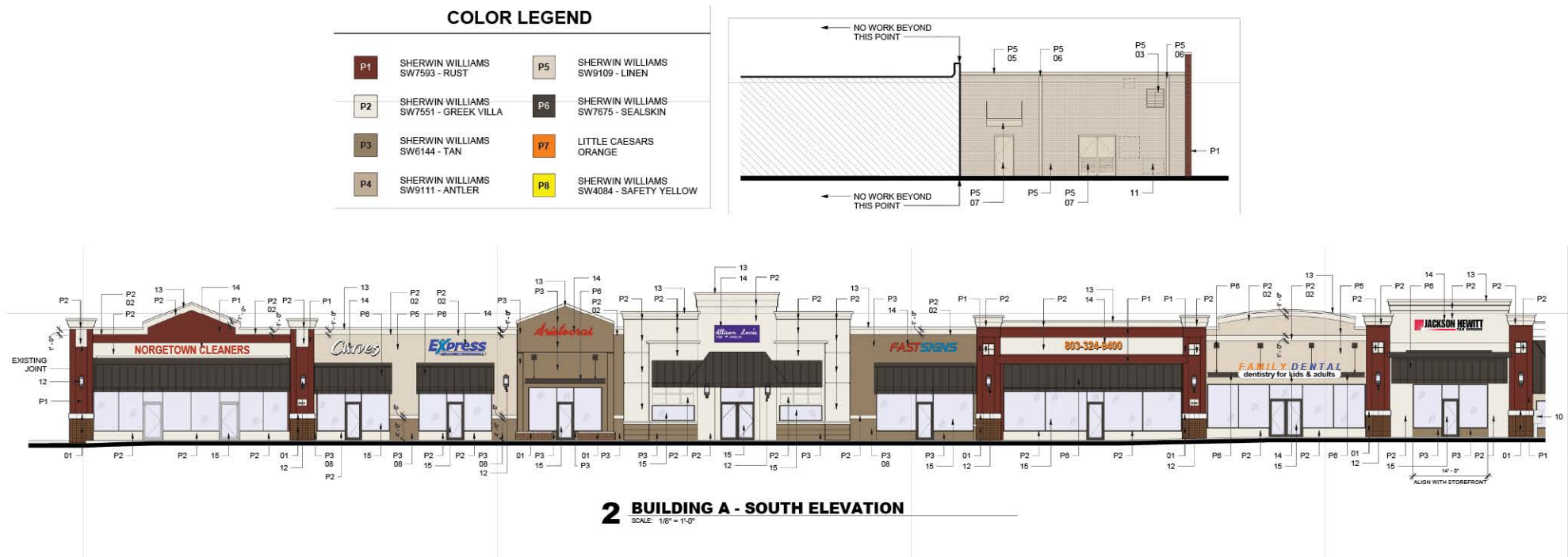
LANDLORD REPRESENTATION



REBRANDING & PROJECT MANAGEMENT

REBRANDING & PROJECT MANAGEMENT (continued)

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)



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)



Tower Place Festival Before



Tower Place Festival After



Carmel Village Before



Carmel Village 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.

PACK SQUARE
Office Park in Asheville, NC



PACK SQUARE

Located in historic downtown Asheville, NC. Pack Square is centralized around the city's best restaurants, coffee shops, and shopping. The historic Adler and Jackson building boast this properties character that include Five office buildings with ground floor retail and a parking garage.

209 S KINGS DR.
Recently Rennovated Retail Building



209 S. KINGS DR

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 Core Power 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

FREEDOM MEDICAL PARK
Medical Park in Charlotte, NC



FREEDOM MEDICAL PARK

Freedom Medical Park is a 65,000 sq. ft. MOD that is close to the Freedom Drive and I-85 Intersection. The building is Three Stories and constructed in 2022. Tenant includes Metrolina Nephrology Associates, FKC Kidney Care, and Azura Vascular Care

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



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