

JGRE Property Management Delivers to its clients time tested strategies to reduce the ongoing and recurring costs of managing real estate assets.



Handles all aspects of the management of your asset including those not traditionally offered by other commercial management firms. These include an insurance program which insures that your property is covered by a cost effective policy, a real estate tax reduction program minimizing this costly fixed expense, as well as other programs designed to reduce operating costs.



Provides a full range of services necessary for the efficient operation of your property. These services include, but are not limited to, financial and physical property analysis, disbursements, financial reporting, maintenance, real estate tax appeals, property and liability insurance negotiations and management of capital improvement projects.



Has a property management and general ledger software program to provide timely, comprehensive, accurate financial and related reports to the client. These vacancy, delinquency, operating and activity reports are designed to meet each client's individual needs. Onsite audits are performed on a frequent basis to ensure accurate accounting and adherence to record keeping procedures.



Ensures professional maintenance and repairs which are essential to having the type of customer service that retains quality tenants. We also submit recommendations for projects that will enhance the value of the property.

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Q *What are the benefits of out-sourcing property management and/or leasing?*

A **PRICING.** Due to the larger volume of business, a commercial real estate firm negotiates better terms for services and products than individual property owners.
QUALITY. By managing many properties over a long period of time, commercial real estate firms know which subcontractors provide the best service.
EXPERIENCE. Property managers can address and solve issues that arise infrequently. Those with decades of experience have previously tackled these nonrecurring events.
TENANTS. By constantly networking with prospective tenants and brokers, commercial real estate firms find the best tenants to fill buildings.

Q *Why choose JGRE?*

A Our professionals have decades of experience, a strong reputation, tried and true methods and procedures, responsiveness, and a local presence. We are long-term owners and managers of commercial property. As a full-service commercial real estate company we offer an extensive menu of services that exceed basic property management functions. For example, our in-house professionals can assist in lease preparation and negotiation. In addition we file real estate tax appeals and successfully negotiate for a lower value. We obtain competitive bids from insurance companies and brokers ensuring lower premiums. All of these services are available at JGRE. We can provide a custom tailored management plan to meet your needs.

Q *How will JGRE takeover and manage my Property?*

A At the beginning of each assignment, our “take-over team,” headed by Matthew Bean will perform an initial review of the property. We have created a “Property Checklist” which will enable us to quickly assimilate the necessary information to develop and implement a productive management program. We will evaluate the property thoroughly and advise you of all property management issues. Administrative and financial personnel will ensure a smooth transition (entering property financial and tenant data into property management software handle lease administration, collecting rents, etc.). Our team will perform tenant interviews, and operating expense review, all based on the financial and operational goals of the owner.