



OUR APPROACH

Bennett Williams has been servicing clients for 60 years with one goal, to build relationships through performance. Our goal is to provide the best service through knowledge, technology, and communication.

We continue to enhance our knowledge through education, certifications, and networking. We are the only full service commercial real estate company with two certified property managers in Central Pennsylvania. We tailor our service to your needs and always use the latest technology. This allows us to service more clients in an efficient and deliberate manner. We believe transparency instills trust, we provide our clients with the access to our management systems in real time. We recognize that not all clients are as excited about systems as we are, so we tailor our reports and communications to our clients preferences.

We have a proven track record of reducing expenses, adding value, maximizing profits, increasing tenant satisfaction and retention.

We welcome the opportunity to learn more about your assets and properties so that we can tailor a program to your needs.

PROPERTY TYPES

- Power Centers
- Anchored Centers
- Neighborhood Centers
- Lifestyle Centers
- Un-anchored Centers
- Free Standing Retail

COUNTIES SERVED

- Adams
- Berks
- Centre
- Cumberland
- Dauphin
- Franklin
- Lancaster
- Lebanon
- Lehigh
- Schuylkill
- York

ASSET & PROPERTY MANAGEMENT

MANAGEMENT PORTFOLIO



CARLISLE MARKETPLACE
Carlisle, PA
Grocery Anchored
90,289 SF



WHEATLAND SHOPPING CENTER
Lancaster, PA
Neighborhood Center
69,182 SF



LINCOLN HIGHWAY EAST
Chambersburg, PA
Grocery Anchored
104,290 SF



MANCHSTER PLAZA
York, PA
Neighborhood Center
17,678 SF



MOUNT ROSE PLAZA
York, PA
Neighborhood Center
61,500 SF



WHITE ROSE CREDIT UNIONS
York, PA
Freestanding Retail
All Central PA Locations



NORTHGATE SC
York, PA
Grocery Anchored
45,756 SF



HILLSIDE MEDICAL CENTER
Hanover, PA
24 Medical Suites
149,276 SF



FIRST CAPITAL FEDERAL CREDIT
Chambersburg, PA
Freestanding Retail
All Central PA Locations



MAPLE VILLAGE
York, PA
Neighborhood Center
48,550 SF



ARLINGTON PLAZA
York, PA
Neighborhood Center
25,000 SF



THE HEIGHTS SC
York, PA
Neighborhood Center
27,000 SF



STONYBROOK SC
York, PA
Grocery Anchored
63,955 SF



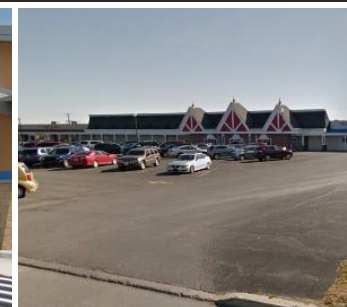
FIREHOUSE SHOPPES
York, PA
Neighborhood Center
15,680 SF



KINGSTON SQUARE
York, PA
Neighborhood Center
50,000 SF



NEWBERRY POINTE
Etters, PA
Grocery Anchored
43,200 SF



MIFFLINBURG PLAZA
Mifflinburg, PA
Neighborhood Center
74,000 SF



SHOPPES AT SILVER SPRINGS
Mechanicsburg, PA
Neighborhood Center
50,000 SF

Develop & Maintain

- Annual operating budget
- Capital budget
- Reserve Plan
- Financials
- Property Website

Manage

- Insurance: property, tenant and vendor
- Property regulatory compliance
- Lease compliance
- Tenant satisfaction / retention
- Seamless tenant move in/out process
- Transparent work order process
- Third party vendors / maintenance staff
- Warranties
- Energy procurement
- Access, control and security systems
- Emergency services

Routine, Seasonal & Preventative

- Develop scope of services
- Prepare and manage requests for proposals
- Negotiate, award and manage contracts
- Review services

Inspect

- Conduct routine, seasonal and evening building & site inspections
- Routine services for completion and quality control
- Third party vendor work
- Tenant spaces

Investment Options Review

- Current Value
- Financing
- Forecasting

Reports / Communication

- Transparent work order process to tenants and owners
- Website for building information with private tenant/owner login
- Broadcast announcements
- Internet based real time report access
- Monthly activity and variance reports

Recommend

- Property improvements
- Leasing strategies and opportunities
- Sale opportunities
- Investment opportunities
- Internet based real time report access
- Monthly activity and variance reports

Seamless Transition

- Immediate involvement
- 100% coordination of transfer
- Notification to all parties

Financial Reporting

- Summary Reports -customized on individual preference and real time
- Full monthly financials: budget comparison, income statement, balance sheet, cash flow, aging report, general ledger, bank reconciliation
- Variance Reports: monthly and year to date income

Lease Position

- Real time Updates
- Options, Renewal, Expiration Tracking
- CPI Adjustments

YARDI VOYAGER



Accounting software utilized for the day to day management of the income and expenses of the property, accounts receivable and payable, monthly financial reporting, and lease administration.

BUILDING ENGINES



Management software utilized as the central system for management of our assets. We load all of the property data, site, lease, and corporate contacts, leases, amendments, restrictions, notices, certificates of insurance, etc. into one location which is always available at our fingertips. Administration of all documents, lease renewals, increases, maintenance contracts, all managed with alerts through the system. This allows us to set notifications in advance of renewals to provide timely recommendations and notice to ensure a proactive management. System is also used to conduct monthly inspections, send work orders to the appropriate party, notify tenants of repairs, create follow ups and monitor tenant satisfaction.

IREM



Institute of Real Estate Management is an available resource through our designations as a Certified Property Managers. As members of the organization, we have access to updates on latest regulatory changes, technology, webinars, checklists, and periodicals. In addition to news and educational benefits, provides access to national and international network of like minded professionals.

BUILDING CONNECT



Building Connect

Building connect is utilized to create a property specific website. General site allows public to search and find list of tenants with links to their websites, operating hours, calendar of events, other local information if desired. Tenants can log in on the website to submit work orders, see tenant specific information, and general building information. This site can be the hub of communication for tenants.

VTS



VTS is a leasing management platform that allows us to centralize and better analyze end-to-end leasing for your property. VTS allows for easy sharing of availability with tenants and syndication with listing services. Centralize activity, notes, marketing materials, and proposal history, accessible by the whole team including you as the property owner. The deal activity feed records all comments, tour logs, proposal changes, and attachments. VTS's platform also allows us and owners to manage their entire leasing business from any mobile device. Log activity, distribute materials, and review updates from anywhere, anytime.

