



Property and Asset Management Our People Make the Difference

Presented by
Brian Williams | Principal | Property Management

About Us

At Randolph Williams we take great pride in our work; we believe in a commitment to excellence and outstanding service in the fields of Commercial Real Estate, Development, Construction and Property Management.

Our firm is committed to service, honesty and hard work. Our goal is to provide superior experience and value for our customers. As a full-service commercial real estate, construction and property management company we offer an array of services to our clientele to help them through every stage of their commercial project needs.

The Commercial Real Estate Brokerage team of agents offer the world-class expertise our clients have come to expect from Randolph Williams. The team is led by President & Broker Brent Randolph, who has provided top quality brokerage services in the Atlanta market for nearly three decades. With in-depth industry knowledge and unparalleled insight, as well as abundant personal and professional relationships, our agents provide individualized counsel in leasing services, closing deals, and assuring high-quality asset performance.

Randolph Williams's Development team maintains a reputation as one of the Southeast's leading multi-disciplined developers, and knows how to get deals done. The team brings wide-ranging experience and expertise in developing commercial properties. Our team developed Phase III of Trilith (formerly Pinewood Atlanta) Studios, a 288-acre master-planned full-service film and entertainment studio complex, comprised of five sound stages, a production office, workshops, and service provider space. It is a world-class studio for the production of film, television, music, and the video game industry.



The Property and Asset Management team at Randolph Williams manages a substantial and diverse portfolio of assets, with a long-term focus on maximizing a property's value and ensuring asset appreciation. Our skilled professionals have extensive knowledge in providing tenant-centric property management services. By employing a hands-on approach, our team engages in preventive maintenance programs, evaluates vendors to assure quality, installs cost management practices, and anticipates tenant needs.

Our Leadership



Brent Randolph | President, Real Estate

With over 25 years of experience in real estate, Brent's knowledge of retail, combined with national leasing experience and broad business background, form a solid foundation to understand and provide valuable solutions for Randolph Williams clients.

His past experience includes vice president of infrastructure and real estate for Randstad North America, and director of store operations for Federated Department Stores in Atlanta.

Brent received a Master's in Business Administration from Emory University. He is a member of the National Association of Realtors and Atlanta Commercial Board of Realtor, where he is a Phoenix award recipient, recognizing his outstanding sales history.



Brian Williams | Director of Property Management

Brian oversees all property management in Randolph Williams' diverse portfolio; including evaluating all vendors to secure quality work. He ensures the complete satisfaction of Randolph Williams's property management clientele. Brian brings over 25 years of experience in the real estate industry to his current role.

Prior to working at Randolph Williams, Brian was President and CEO of B.K. Williams & Associates Inc., a Georgia-based real estate title research company serving Metro Atlanta.

Brian attended the Georgia Institute of Technology and studied industrial management with concentrations in building construction and real estate development. Brian is a licensed real estate agent and brings a unique perspective to Randolph Williams.



Ron Fowlkes | Facilities Engineer

Ron is in charge of on-site building maintenance at all Randolph Williams properties. His construction experience allows him to assist with build-outs for tenants and more detailed work.

Prior to working with Randolph Williams, Ron worked on all phases of residential renovations at Ron's Renovation & Repair.

Ron has an extensive background in construction dating back to 1987. Throughout his career, Ron has specialized in commercial building and renovations.

Property Management



At Randolph Williams our goal is to surpass the expectations of everyone we interact with. While we may manage properties, our business is people.



With a long-term focus on maximizing a property's value and ensuring asset appreciation, our team of skilled professionals carefully listen to our owners' goals to develop strategic management plans that will assist them in not only maximizing profit but improving the overall aesthetic appeal of the property, controlling operating costs, overseeing daily operations, and increasing productivity and effectiveness.

Our team employs a hands-on approach and engages in preventive maintenance programs, evaluates vendors to assure quality, install cost management practices, and anticipates tenant needs. Whether we are representing the owner and occupants, managing facility operations or controlling expenses, we are focused on providing unrivaled services to our clients to achieve the best outcomes for their business.

From owners to tenants, vendors to employees and everyone else along the way, our approach is the same. At Randolph Williams, it is our people that make the difference.

Asset & Property Management Services

- Lease negotiation, preparation and administration
- Accounting and financial reporting
- Management of tenant and common area improvements
- Coordinate tenant entry and exit
- Emergency after hours contact
- Develop tenant relations and retention programs
- Capital improvements
- Develop annual operating and capital budgeting
- Bid and award service contracts
- Vendor contract review
- Institute preventive maintenance programs
- Periodic property inspections to identify issues early
- Portfolio optimization
- Tenant Build-Outs
- Commercial Maintenance Services (**see separate brochure**)



Property Management



Owner Services

With a substantial medical and commercial office portfolio, Randolph Williams understands your needs as a commercial property owner. Our vast experience in real estate, development, and construction allows us to provide our clients with services that are unparalleled in our industry.

Our Services include:

Asset Management

- We implement time proven methods to maximize returns for your office, industrial, retail or multifamily asset.

Property Management

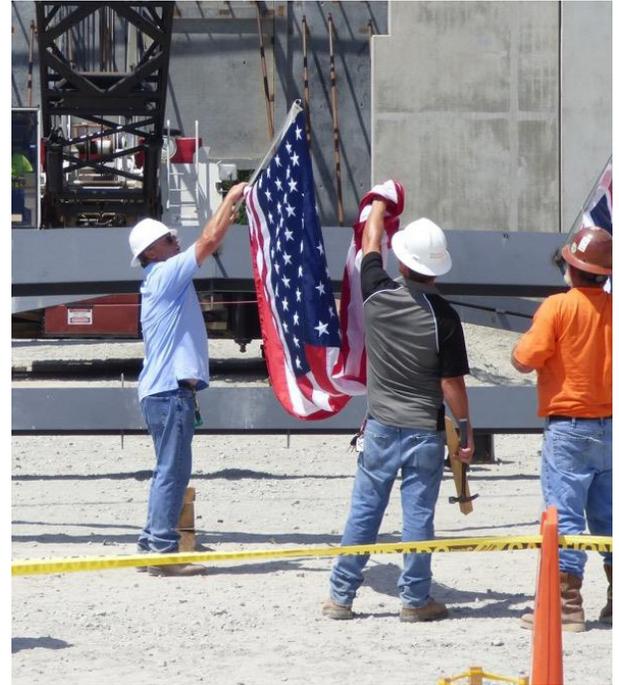
- Our property management team develops and executes specific management plans that maximize returns, increase property values, control costs and maintain the highest level of tenant satisfaction.

Property Accounting

- Our experienced accounting staff is equipped to oversee and implement all financial aspects of building operations.

Construction/Project Management

- Our construction division has the knowledge and experience to provide value engineered build out services with quality craftsmanship and timely on-budget completion.



Tenant Services

We believe setting the industry standard in customer service and tenant relations is paramount. We have acquired an in-depth understanding of the importance of the tenant relationship to the success of a project. The Randolph Williams team of experienced professionals provides tenant focused property management aimed at enhancing long term value for our clients.

With a hands-on approach to the management of properties, Randolph Williams will:

- Provide a single point of contact for all tenant concerns
- Implement and maintain preventive maintenance programs
- Evaluate vendors to assure quality services and products
- Handle tenant concerns in a timely and courteous manner
- Provide in-house maintenance services
- 24-Hour contact and response on emergency issues

