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Issue 2

# the **CRE** hive NEWSLETTER

## Why More Troubled Commercial Real Estate Loans Will Come Due In 2024

Sharp reductions in value for office buildings have many waiting for a major collapse in commercial real estate, which in turn would damage city and state budgets and possibly threaten major bank failures.

## Subdividing Huge Augusta Building



Beman Group recently placed an anchor tenant in the vacant, former WOW call center located at 3674 Wheeler Rd.

## The **MASTERS** Effect



The Masters golf tournament is arguably one of the biggest and well-known tournaments in the sport of Golf. Something that sets the Masters tournament

## Industry **Networking** Insights

Networking is crucial in the real estate industry. Attending industry-specific events can provide numerous opportunities to connect with potential clients, partners, and mentors.

## Landmark NAR Settlement Could Impact A Handful Of CRE Deals..

Fallout from the National Association of Realtors' settlement of a \$418M antitrust lawsuit earlier this month is set to profoundly shake up the residential real estate industry and how it does business.

## ICSC **Charlotte 2024**

The Beman Group recently attended the International Council of Shopping Centers (ICSC) conference in Charlotte, NC, marking a significant opportunity for our team.



# Covid-19's Impact on the RE Workforce



The real estate landscape in the United States is undergoing a profound transformation, with significant implications for both residential and commercial sectors. As we reflect on recent trends, it's evident that the decline of real estate agents and brokers has become a prevailing narrative, shaped largely by the lingering impact of COVID-19 and the economic uncertainty that has persisted into 2023.

## 10 Ways to Increase Your Property Value



Thinking about selling your property? What are priority updates and repairs you should make? Take a read at this quick property management list to get you started.



### ASSOCIATE SPOTLIGHT Scott Brantely

Scott graduated from Georgia Southern University in '09 with a Bachelors of Science in Construction Management and a Minor in Business, then returned to Augusta to begin a career in residential home sales. Working for the CSRA's top new home builders and bringing in millions of dollars in sales revenue, Scott always had a fascination with Commercial Real Estate. With his love of meeting new people and new challenges,

### CRE in Downtown Augusta



Commercial Associate at the Beman Group Whitt Rutland talks about a few different strategies being used to help revitalize downtown Augusta.



➤➤➤ ALL ASSETS, ALL SERVICES

*Deals Done!*

LEASED



4107 RIVER WATCH PKWY  
HOBBYTOWN - 10 YEAR  
10,681 SF

LEASED



1019 BROAD ST  
MPS DESIGN - 5 YEAR  
3,280 SF



2452 WHEELS ROAD  
ALL STATE TOWING - 3  
YEAR 2,100 SF

LEASED



476 FLOWING WELLS ROAD  
F1/F2/F3  
BRUSH STROKES QUALITY  
PAINTING - 5 YEAR  
4,950 SF



206 AND 208 HUDSON TRACE  
1050 - 2100 SF

SOLD



1752 GORDON HIGHWAY  
RETAIL  
\$225,000.00



1228 REYNOLDS STREET  
1650 SF

*Available*



AIRPORT SQUARE  
2000 - 1000 SF



DAVIS ROAD OFFICE PARK  
UP TO 1600 SF

CHECK OUT OUR WEBSITE  
BEMANGROUP.COM /PROPERTIES





## BG TEAM TAKES ON ICSC - CHARLOTTE 2024



BNI with Sallie Shuford  
w/Rumsey Restoration



BG/Whitt Rutland coaches youth  
basketball team.



BG sponsors Augusta Charity  
Classic Golf Tournament



Brantley Family at First  
Baptist MDO,  
St. Patrick's Day Parade



Mordecai Evans with  
Business Acquisition  
Advisors visit BG team



Community



Family



Together







**WHY  
CHOOSE US?**

The Beman Group is a team of experienced Commercial Real Estate professionals dedicated to maximizing your investments by utilizing data and research to best suit your needs. Serving the CSRA and beyond, our team of Commercial Agents and Investment Professionals have a proven track record of success in all asset classes including Industrial, Office, Retail, Land and Multifamily.

## **WHAT'S YOUR PROPERTY WORTH? ...LET US VALUE IT**

### **VENDOR SPOTLIGHT**



**Armor  
PEST CONTROL  
AUGUSTA, GA.**

**“THIS TIME OF YEAR INSECTS BEGIN TO EMERGE FROM THEIR WINTER HIDING SPOTS AND SOMETIMES FIND THEIR WAY INSIDE. WE MAKE OUR BEST EFFORT TO AVOID THIS BY APPLYING EXTERIOR PRODUCTS TO THE FOUNDATION OF ALL STRUCTURES. HOWEVER DON'T HESITATE TO CALL US IF YOU FIND A SOMETHING THAT HAS SLIPPED THROUGH THE CRACKS. WE'RE HERE TO HELP.”**

**MEET THE TEAM**



# BROKERAGE

As a third-party boutique brokerage firm, we provide our clients full-service brokerage capabilities including landlord representation, tenant representation, leasing, and sales. We're able to place tenants into any type of building or help landlords lease or sell their properties across all asset types.

# INVESTMENT

For a variety of reasons, real estate is an attractive investment in all economic times, for both novice investors and seasoned professionals. We work with clients to find investments that meet their investment goals, whether that be: occupied vs. vacant, multi-tenant vs. single-tenant, retail vs. office, etc. We can help you underwrite any potential or current investment, and work with you to achieve your goals.

# MANAGEMENT

We help our clients by providing full-service property management and asset management services. Through our property management, we help clients negotiate better service contract rates, navigate facility concerns, and handle all tenant communications. Through our asset management services, we help clients reduce their property tax payments, create property budgets to track financial results and work with them to achieve their investment goals.

*Thank You*

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**BEMAN GROUP**  
REAL ESTATE

