



Feb. 2024
Issue 1

the CRE hive

NEWSLETTER

A LOOK AT THE YEAR AHEAD

The U.S Labor Department reported at the beginning of January that the demand for new hires...

2024 COL. COUNTY LEADERSHIP EXEC. FORUM



Col. County held its 2024 Leadership Executive Forum and hosted a three day day event, where local excutives submerged themseleves...

AUGUSTA CEO: ADVICE ON BUYING CRE

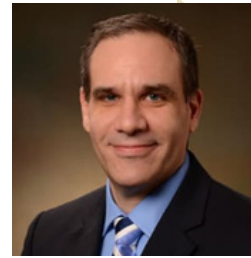


Scott Brantley joins Augusta CEO and shares some guidelines when buying commercial property...

CSRA-CRE TRENDS

A total of 986 commercial sales transactions took place, boasting a median price of \$242,000.00. Over 3.5 million square feet of ...

UNDERSTAND DEPRECIATION FOR COMMERCIAL PROPERTY



Chris Etterlee, CPA and managing shareholder of Fuller Frost..

NEW INVESTMENT CRITERIAS



Retail Infrastructure: As the population grows, there's a greater demand for retail establishments such as grocery...



»»» ALL ASSETS, ALL SERVICES

Deals Done!

LEASED



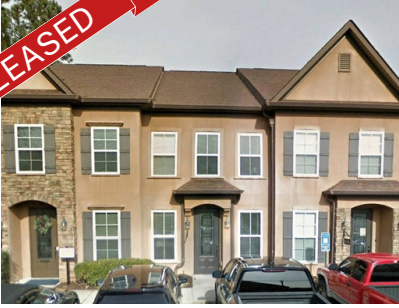
3831 WRIGHTSBORO ROAD
TENANT REP - INDUSTRIAL
12,000 SQUARE FEET

SOLD



2526 MIKE PADGETT HWY
BUYER REP - INDUSTRIAL
\$2,600,000.00

LEASED



601 BELAIR SQUARE STE 28
LANDLORD REP. - OFFICE
1,600 SQUARE FEET

SOLD



ABBEVILLE SC
INVESTMENTS - RETAIL
\$1,700,000.00



847 EDGEFIELD RD.

SOLD



MARVIN GRIFFIN
BUYER REP - LAND
90 ACRES - \$3.5 M.

Available



2807 WYLDs RD.



3674 WHEELER ROAD



1005 BROAD ST.

CHECK IT OUT

FIRST TIME INVESTOR?



Here are 10 tips for someone looking to invest in commercial real estate...

HOW TO CONDUCT A QUICK MAINTENANCE CHECK

Quick tips to conduct a property health check...



2024 PODCAST AND BOOKS

Podcasts:

NPR Up First

Morning Brew Daily

Commercial Real Estate 101

Pardon My Take

Books:

Rich Dad, Poor Dad
by Robert T. Kiyosaki

Guns, Germs and Steel
by Jared Diamond

IS COMMERCIAL REAL ESTATE PROFITABLE?

Commercial real estate can be profitable, but success depends on various factors such as location, property type, market conditions, financing terms, and good management of the property. Commercial properties typically generate higher rental income than...



Augusta Business Daily Panel discusses how businesses cope with inflation



Augusta Airport Commission gathered and voted to stay the course for airport leadership into 2024.



Do More in 2024 Conference hosted by Augusta Business Daily. The Beman Group was thrilled to have been a sponsor



Davis Beman of Beman Group Real Estate served as guest speaker at the monthly Real Estate Investor Association meeting



2024's Leadership Columbia County Executive Forum. Executives were submerged to experience of the CSRA



Whitt Rutland wins the BNI presentation rounds!



Small panel of real estate professionals to discuss the hurdles and opportunities for growth in Columbia County.



Eggs & Issues hosted by the Georgia Chamber. We joined some Augusta friends and listened in on Voter's concerns.



A little golf with Stacey Social to start off the week in support of Apparro Academy!



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



This winter, CoolRay has been fast responding to all tenant heating and HVAC needs. With drastic weather changes this winter, CoolRay came to the rescue for both heating and air needs.

MEET THE TEAM

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 met 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.

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.

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

