



Grant-Murray

PROPERTY MANAGEMENT

COMMERCIAL PROPERTY MANAGEMENT

RETAIL, OFFICE, INDUSTRIAL, FLEX SPACE, COMMERCIAL HOA

*We provide a local “boots on the ground” management operation.
(Serving Fayetteville and Surrounding Counties)*



If you are looking for some upfront advice and understanding on how we can contribute to your property management operations, please get in contact with us today for an initial consultation.

ADDRESS

150 N. McPherson Church Rd,
Suite A, Fayetteville, NC 28303

PHONE

910-868-2020

WEB

www.GrantMurrayPM.com
bic@grantmurrayre.com

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Disclaimer: Should you currently be under contract with a real estate brokerage providing commercial property management services, please do not consider this informational brochure a solicitation at this time. We would be happy to discuss at any time the services we could provide for your property, but any of our management services would



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Frequently Asked Questions

Grant-Murray Property Management

01 Do you monitor all the leases for requirements, renewals, and rent increase dates?

Yes, we monitor and take timely action on these key events within each lease.

02 How are monthly rents collected from the tenants?

Tenants can pay GMPM by mail, at the office, or online via their Tenant Portal.

03 When would I receive the collected tenant rents each month?

GMPM does 2 monthly owner disbursements - the 15th and 30th of the month.

04 If tenant does not pay, do you oversight an eviction process?

Yes, we will serve the appropriate notices and monitor all the legal activities.

05 How often do you visit your managed properties?

Monthly or Quarterly based on type of property and general public activity.

06 Do you interact with the tenants at the property?

Yes, we believe in building rapport with tenants is required for your success.

07 How do you handle maintenance requests for the property?

Requests are called-in, submitted via Tenant Portal, or GMPM reports it.

08 Can you handle special projects or preservation work at property?

Yes, we have GMPM maintenance team and use a list of licensed contractors.

09 Emergencies at the property, do you handle that situation?

Yes, your Manager and/or GMPM maintenance team will respond as needed.





Welcome



A little bit about us

Grant-Murray Property Management, LLC

Grant-Murray is committed to understanding the complexities and ever-changing laws and regulations in the property management arena. Our skilled team of managers are entrepreneurial in their thinking, allowing for effective and profitable solutions to all property-related issues...whether handling retail centers, office buildings, or industrial facilities.

At Grant-Murray Property Management, we know that no one client has the same objectives as another. We're able to create value in many ways for institutional and private investors, non-profit organizations, and corporations through a broad range of capabilities, resources, and expertise including building maintenance and engineering; financial management and reporting; lease administration; tenant relations, to mention only a few.

Grant-Murray Real Estate, LLC

Grant-Murray Real Estate, LLC was formed in January 2011 by Brokers Patrick Murray and Neil Grant. We are a privately held company with solid entrepreneurial roots and the single best commercial real estate firm serving the Fayetteville, NC and surrounding counties. Our brokerage services are unrivalled in the region, (representing buyers and sellers), and offering leasing, tenant representation, and site selection services as well.

With eight professional agents in their individual brokerage divisions, amount of property listings, and volume of closed transactions, GMRE currently is the largest firm in the market.

Our team members are local community experts as well as advanced negotiators and advocates who aggressively will represent your interests in all transactions. At Grant-Murray we are committed to making sure you understand every aspect of the process – whether it's sales, leasing, property management, or site selection.

Grant-Murray Homes, LLC

As an award-winning real estate agency, Grant-Murray Homes specializes in serving current and future property owners in Fayetteville, NC, and surrounding areas. Our team of expert realtors has decades of combined experience in helping first-time home buyers, experienced investors, and military families in the buying and selling of high-quality residential and commercial properties.

With a dedicated commitment to excellent customer service, we'll help you navigate the often-confusing world of real estate ownership. By identifying current market trends and researching numerous MLS listings, our team of real estate specialists will help you locate the home of your dreams.





Ownership

Grant-Murray Property Management, LLC



Neil Grant

Principal

Neil Grant founded Grant-Murray Real Estate in 2005 with Patrick Murray and is an owner and principal broker licensed in North Carolina. Born and raised in Fayetteville, Neil understands what is happening in the community and in the commercial and residential real-estate markets in Cumberland County and the surrounding area. Neil works with international, national, regional, and local clients investing, buying, and selling commercial property in the Greater Fayetteville area.

Prior to his career as a real-estate broker, Neil owned and managed properties. He has successfully combined his practical experience in property management with his extensive knowledge of real estate to create a thriving, full-service, commercial real estate and investment brokerage firm. Currently, Neil

specializes in several aspects of commercial real estate: Leasing for small, large, and national tenants; commercial purchases for small, large, multi-family units, and industrial spaces; assisting new and established clients with commercial projects from start to finish; assisting clients with Department of Transportation (DOT) issues; negotiating with property owners to sell property currently not for sale; and listing properties for sale or lease.



Patrick Murray

Principal

Patrick began his real estate career in 2005 by assisting with the leasing and management of shopping centers. He has completed \$100+ million in transactions by representing sellers and buyers of commercial real estate, providing tenant representation, and leasing of retail and office properties. Prior to beginning his real estate career, Patrick served over five years in the Army Reserves and attended North Carolina State University. Patrick was awarded the prestigious Certified Commercial Investment Member (CCIM) designation in October 2007. In June 2011, he became the only broker in the market to attain the Certified Leasing Specialist (CLS) designation.

Patrick is a member of the International Council of Shopping Centers (ICSC), the North Carolina and Fayetteville Realtor Association, the Fayetteville-Cumberland County Chamber of Commerce, and serves on the executive committee for the board of directors for the NC CCIM Chapter. Patrick is a licensed real estate broker in NC, SC, and GA.



James Sherrill

Principal / Managing Member

Licensed in real estate in 1993 while living in Jacksonville Florida, then 2002 in Fayetteville NC. James co-owned the #1 RE/MAX franchise in Fayetteville for 20 years and established the first Commercial Division in the Region in 2006, to include building up the largest property management company in the local market (sold both in 2022). James has personally bought, operated, and sold commercial properties. The analysis, acquisition, and management process is something he is very familiar with from his many years of experience professionally and personally. James now focuses his real estate attention on just commercial property management at GMPM.

2015-2018, North Carolina Real Estate Commissioner

2017 Realtor of the Year, Longleaf Pine Association of Realtors

2014 President, Longleaf Pine Association of Realtors

1987 Florida Institute of Technology, Business Degree

Service: Veteran (US NAVY), Law Enforcement (Fayetteville Police/Cumberland County Sheriff's Dept.)

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The Grant-Murray Commercial Management service isn't just about the daily management, it is also focused on monitoring the progress of management in relation to managing cost and risk. Our commercial management process helps clients to control the costs of operations throughout its duration, ending with a successfully managed financial asset of a long-term hold or sale strategy.



Our cost control methodology is very straightforward...

- To provide our clients with value
- Limit our clients expenditure but proactively preserve the asset property
- Strict adherence to cost control with detailed analysis of ongoing costs
- Annual budgets and reconciliations
- Monthly financial statements

We take the initiative to understand any problems faced by all parties involved with the management of a property. This can often be a situation of coping with ambiguity and continuous complexities that can hinder productive management. So, developing strategies that promote efficiency and teamwork will ensure productivity is at the forefront of every property we manage for our clients.



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RETAIL PROPERTIES

EXAMPLES MANAGED by GMPM

Ramsey Commons Shopping Center
40,999sf , 19 units



McPherson Square Shopping Center
43,852sf , 33 units



RETAIL PROPERTIES

EXAMPLES MANAGED by GMPM

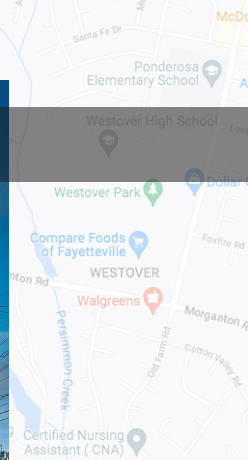
Marketfair Shopping Center
219,600sf , 17 units



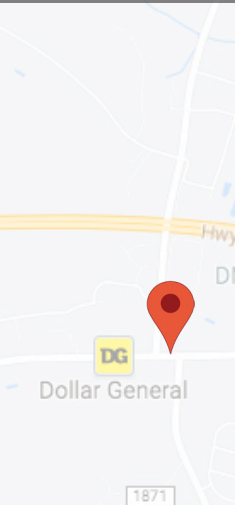
Crown Square Shopping Plaza
15,400sf , 11 units



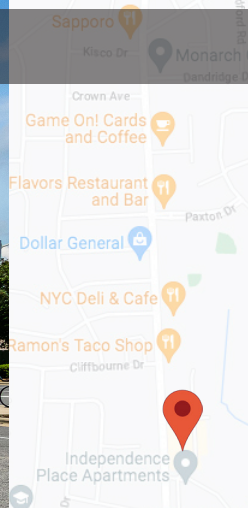
North Pointe Plaza 10,800sf , 7 units



Baywood Shopping Center 10,350sf , 7 units



Skibo 8,894sf , 3 units



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RETAIL PROPERTIES

EXAMPLES MANAGED by GMPM

Yadkin Park Shopping Center
9,542sf, 8 units



Shoppes at Cliffdale Shopping Center
8,489sf, 5 units



OFFICE PROPERTIES

EXAMPLES MANAGED by GMPM



Sky Center Office Building
19,120sf , 4 units

Nexus Office Building
6,400sf , 6 units



Dental Lane Office Building
4,000sf , 4 units

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INDUSTRIAL PROPERTIES

EXAMPLES MANAGED by GMPM

Raeform Rd
20,960sf , 3 units



McMillan St
10,000sf , 1 unit



Our Website

GrantMurrayPM.com



The Local Commercial Property Management Specialists

Grant-Murray Property Management is a North Carolina-based property management company with a focus on commercial properties. We manage a roster of retail, office, industrial, and multi-family properties. **Grant-Murray** PROPERTY MANAGEMENT

COMMERCIAL FOR LEASE MANAGEMENT SERVICES TENANTS OWNERS ABOUT CONTACT

Pay Rent

OWNER PORTAL

View your financial statements, access shared documents, and set up your online payment options.



Owner Portal

Log In

Don't have an account? Sign Up

Access the Owner Portal

BACKED BY INNOVATIVE TECHNOLOGY

COMMERCIAL FOR LEASE MANAGEMENT SERVICES TENANTS OWNERS ABOUT CONTACT

Pay Rent

AVAILABILITY

Showing 17 of 17 results.

2109 Valleygate Dr. Suite 101, Fayetteville, NC 28304

RENT **\$3,540.75**

Office 2,500 sqft. \$17.00 / sqft. / year

2499 Square Foot Medical Office Space Available NOW

1047 Murchison Rd. Suite 102, Fayetteville, NC 28303

RENT **\$1,600**

1,127 sqft. \$17.04 / sqft. / year

Bronco Midtown Available NOW

View all available properties listed "For Lease"



Your Power in Our Reporting

Select any financial reports for weekly or monthly delivery directly to your email inbox... always there waiting when you wake up.

Owner Management Statement

Income Statement

Balance Sheet

Cash Flow

- Reports above can be standard, detail, or comparative

General Ledger

Expense Distribution

Rent Roll

Property Performance

Annual Budget (forecast and comparative)

Lease Expiration Summary by Month

Lease Renewal Summary

Occupancy Summary

HOA's

HOA Dues Roll

Fund Income Statement

Fund Balance Sheet

Delinquency Report





Services

(Our management fee is based on overall services provided for the property)

Financial Management

- Online Owner Portal Access
- Rent Collection
- Monthly Owner Statements
- Process Vendor Invoices
- Prepare Rent Late Notices
- Records: Income/Expenses
- Process Owner 1099
- Annual CAM Reconciliation
- Annual Budget
- Maintain Security Deposits
- Tenant Cash Sales Record Keeping

Select Services

Physical Management

- Maintenance Visit Monthly
- Maintenance Visit Quarterly
- Inspection Report Semi-annually
- Vendor Mgmt & Contracts
- Process Work Orders
- Inspect Maintenance Work
- Process Emergency Calls 24/7

Select Services

Tenant Management

- Face to Face Visits with Tenants
- Negotiate Lease Renewals
- Implement Rent Increases
- File Evictions/Appear in Court
- Process Complaints/Violations
- Respond to Owner Concerns

Select Services



Grant-Murray

PROPERTY MANAGEMENT

What Owners and Tenants are saying about us...

“As a new owner of Ramsey Commons, I recall talking to our property manager, a few months into our ownership. I said to her, “I am feeling kind of guilty” and she replied surprisingly “why”. I said because after several months of ownership, I feel like I should be doing something more than receiving deposits!

The Grant-Murray team has done a superb job in handling all aspects of managing our shopping center. We feel confident that our valued asset is in the hands of an experience management firm that truly cares for our tenants, the community and our property. I strongly recommend GM and encourage you to talk with them about management of your real estate.”

Scott Jones
Owner / Ramsey Commons, LLC

“Over the past 8 years, we have been very pleased with the service provided by the entire property management team at Grant-Murray. Ms. Becki is always ready when we need to communicate with her regarding an issue at our property. She is very knowledgeable, addresses our concerns or questions quickly and thoroughly. When it comes time to purchase additional investment properties, we can’t imagine turning to anyone else to manage but the wonderful team at Grant-Murray. Thanks for all your great work.”

Jing Mester
Private Investor

“I just want to tell you that you guys are awesome! I felt compelled to tell you that, I’m old school and I remember those people that have their stuff together and get things done.”

Hugh Cherry
Real Estate Division / U.S. Army Corps of Engineers

“We can’t recommend Grant-Murray enough for their property management services. The team manage our 219,000 sqft shopping center in Fayetteville, and as an out-of-state buyer located in NJ, we’ve been blown away by the attention to detail Grant-Murray shows to managing our property. From the hands-on management of the physical real estate and communicating with our tenants, to the monthly financial reporting we receive, everything GM continues to do has us wishing they could manage every single property we own. If you’re considering hiring a property manager, do yourself a favor and choose Grant-Murray. You’ll be so happy you did!”

Dan Salonis
Co-principal / Progress Realty Partners

“I’m Jacqueline McNeill a proud business owner of Exceptional Cuts Barbershop, for seven years in North Pointe Plaza. Grant-Murray Real Estate is over the property. When there is a problem. I don’t hesitate to call the property manager. She gets right on it, and I appreciate that. I must say that she and the staff are doing outstanding work. It’s been a pleasure working with you all.”

Jacqueline McNeill
Owner / Exceptional Cuts Barbershop

“We have been at the Marketfair Mall since 2015. Grant-Murray has been a great partner in our success. They respond quickly to issues and are always pleasant to work with. It is a comfort to know Grant-Murray’s staff is there when we need them.”

Kyle and Ann Sims
Owners / Rocket Fizz of Fayetteville