

COMPANY OVERVIEW & PORTFOLIO



Dewey
Property
Advisors



1 Page Avenue, Suite 240

Asheville, NC 28801

828.548.0090 / deweypa.com

A Commercial Real Estate Firm



COMPANY OVERVIEW

Mission and Values

ABOUT US

The Dewey Property Advisors team have deep and diverse experience transacting office, industrial, retail, land, and healthcare deals. As a full service provider we have experience and offer service in all areas of commercial real estate including property leasing, investment sales, site selection, and client representation. Having completed over \$400 Million in investment sales for private investors and family estates, we understand that a healthy real estate portfolio is adaptable and cohesive. It functions as a whole and operates as an asset.

Additionally, in conjunction with our sister company, Altamus, we offer property management and construction management services. We are selective in the clients we serve and the projects in which we engage. Our focus is on building long-term partnerships.

CORE VALUES

Knowledge, Loyalty, Integrity, and Trust are the core values of Dewey Property Advisors. We are committed to fostering long-term relationships through earning the trust and confidence of our clients. The foundation upon which this relationship is built is uncompromising business and real estate industry ethics.

OUR MISSION

- To provide top-tier national marketing exposure for commercial real estate listings.
- To sell and lease commercial properties at the highest prices in the shortest amount of time.
- To provide objective and informative advice on the real estate market.
- To be aware of changing market conditions and advise clients accordingly.



COMMUNITY CONSCIOUS DEVELOPMENT

DPA's leasing team takes an active role in the adaptive re-use of traditional warehouse properties with a focus on creating immersive projects where artisans, chefs and entrepreneurs can create and thrive.

Some of the successful projects that DPA has executed include: www.grovecarcade.com, www.wedgestudioartists.com, and www.foundystreet.com.



Transaction Experience

140+ Years of combined CRE experience

1,000+ Lease Transactions

500+ Sale Transactions

9 million square feet leased & sold

10 DPA Asset Properties Acquired

500+ Clients served



COMPANY OVERVIEW

Portfolio Summary

Portfolio Summary of DPA-held properties

10 Properties

50+ Buildings

5 Adaptive re-use developments

1 Multi-Family (111 Units)

Over 1 Million square feet owned & managed



Foundation
River Arts District
127,000 Square Feet
13 Buildings
Entertainment, Art & Retail
Adaptive Re-use Development



Wedge Studio Building
River Arts District
23,414 Square Feet
Art, Retail, Restaurant
Adaptive Re-use



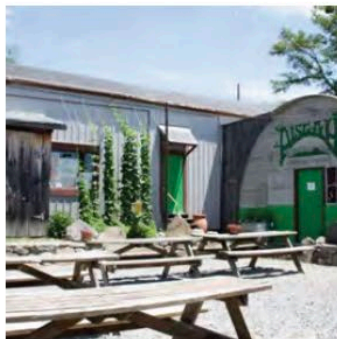
Ramp Studios
River Arts District
107,000 Square Feet
Mixed-Use Studio & Industrial
Adaptive Re-use Development



77 Biltmore Avenue
Downtown
4,800 Square Feet
Restaurant & Retail



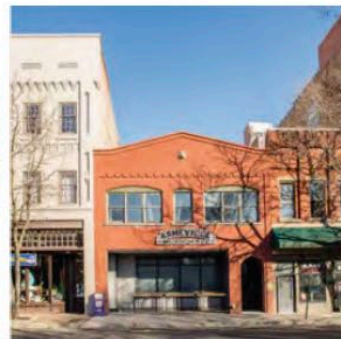
Kress Building
Downtown
10,890 Square Feet
Retail Condo



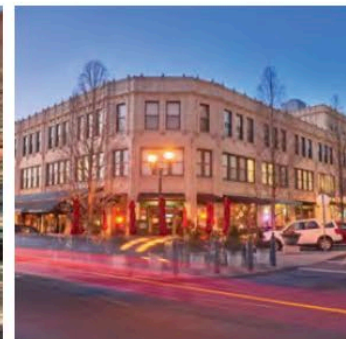
Eastside Business Park
East Asheville/Black Mountain
168,000 Square Feet
Mixed Use Industrial Studio/
Entertainment



Woods Apartments
165 Coleman Avenue
47,794 Square Feet
Multi-Family, 111 Apartments



Asheville Music Hall
31 Patton Avenue, Downtown
12,432 Square Feet
Music Venue & Restaurant



Grove Arcade, Downtown
200,000 Square Feet
Mixed-Use Retail, Office &
Residential Building



Park 108
108 Monticello Road, Weaverville
336,965 Square Feet
Mixed-Use Industrial, Office &
Adaptive Re-use Development



Leasing Brokerage

- Property Leasing
- Investment Sales
- Site Selection
- Client Representation
- Comprehensive Property Marketing
- Market Rent Analysis
- Broker Price Opinion Analysis
- Investment Proforma Analysis
- Transaction Management
- Landlord/Tenant Relationship Management
- Quality Tenant Procurement

Asset Management

- Disbursements
- Forecasting
- Strategic Planning
- Environmental, Sustainability & Energy Consultation
- Investment Proforma Analysis
- Development Proforma Analysis
- LLC Partner Correspondence, Accounting & Reporting
- Asset Restructuring
- Disaster Management & Recovery
- Certified Accounting

Property Management

(Property Management Services are provided by our sister company, Altamus)

- Lease Administration, Compliance, Enforcement, Collections & Evictions
- Landlord/Tenant Relationship Management
- Tenant Communication & Retention
- Expense Management & Reconciliation
- Property Inspection
- Repairs / Service Maintenance
- Preventative Maintenance
- Quality Assurance
- Contractor/Vendor Management
- Building Engineering Management
- Risk Management / Disaster Management & Recovery
- Environmental, Sustainability and Energy Consultation
- Property Tax Reconciliation
- Occupancy Planning
- Transition Management
- Receivership & Asset Restructuring
- Trust Account Management



LISTING AGREEMENT

DPA to sign a listing agreement for 6-12 months.

SALES BROKERAGE

DPA fees are negotiable. The fees include co-brokerage and “in-scope” marketing. Please contact your DPA broker for further in-depth details for your property.

LEASING BROKERAGE

DPA fees are negotiable. The fees include co-brokerage and “in-scope” marketing. Please contact your DPA broker for further in-depth details for your property.

LEASING & MANAGEMENT (if applicable)

If client requests for DPA to lease and manage the property the following will apply:

New Lease/New Tenant

- % of the gross lease value will be negotiated with the broker as per property.
- Minimum fee per lease transaction will be negotiated.

New Lease/Existing Tenant

- % of the gross lease value will be negotiated with the broker as per property.

Management Fee

- % of total collected gross revenues will be negotiated with the broker as per property.

REPORTS

Listing Activity Report sent either bi-monthly, monthly, or quarterly depending on property type and seller's preference.



30-DAY OBJECTIVES

- Obtain maps, photos, drones, and any information deemed necessary to properly promote and transact the property
- Initiate cosmetic improvements for listing (if needed)
- Complete physical assessment and income approach valuation of the property
- Prepare general property profile/flyer for use in direct marketing campaign
- Add property to DPA website, newsletter, social media, CoStar/Loopnet, and any other channels / methods deemed effective for promotion
- Prepare a detailed information package containing comprehensive property information
- Create strategic marketing plan

30-90 DAY OBJECTIVES

- Execute targeted campaign leveraging our database of active buyers and brokers and online marketing platforms
- Present Property to all buyer types within our established network types such as institutions looking for assets nationwide, professional investors focused within a specific region, and private individuals which comprise over half of the buyer pool for today's available commercial assets
- Strategically assess each offer. Once most appealing offer has been selected, we manage all details to facilitate a smooth escrow process by creating critical dates calendars, managing documents, resolve any outstanding issues, assist with the loan process, and streamline close of Escrow
- Site Tours
- Execution of Letter of Intent

90-110 DAY OBJECTIVES

- Contract negotiation
- Due Diligence
- Loan Assumption
- Closing



Comprehensive Property Marketing

Customized Property Marketing Campaigns are developed for each property depending on the needs of the property and target audience. Marketing performance reports are available for owners at either a bi-monthly or monthly frequency, de-pending on the preference of the owner.

- Property Website
- Custom Brochure (PDF)
- Signage
- Photography & Drone Video Tours
- Property Tour posted on YouTube, DPA Website, CoStar, Loopnet, and Crexi
- Silver Level Listing on Costar and Loopnet (DPA paid enhancement to increase exposure)
- Crexi Listing
- MLS Listing (if applicable)
- Feature in DPA Newsletter
- Social Media Posts (LinkedIn, Instagram, Facebook & Twitter)

Targeted Eblasts to:

- CIRA (the Western North Carolina network of Commercial Real Estate Brokers)
- DPA Database (over 5,000 developer, investor, and client connections)
- CoStar & Loopnet Subscribers (sent monthly)
- Crexi Subscribers
- Access to blast to several curated network lists including and not limited to: the national CCIM & SIOR network, STDB (Site To Do Business), Retail Lease Trac, ICSC (International Council of Shopping Centers), regional niche groups like the Asheville Independent Restaurants & Brewery Alliance, etc.

These efforts are performed routinely in addition to the brokers individual outreach to targeted contacts.

With DPA, your property will receive a high-touch, strategic, customized effort with brokerage and marketing working in-sync to reach your goals.



COMPANY OVERVIEW

Targeted Marketing Campaigns & Custom Property Website



College Station Shopping Center For Lease

100 COLLEGE STATION DRIVE
BREVARD, NC 28712

[VIEW ON MAP](#)



LEASE RATE	\$20.00 SF/yr
BUILDING SIZE	52,664 SF
YEAR BUILT	2003
ZONING	Downtown Mixed Use

[MORE INFO](#)

[BROCHURE](#)

DESCRIPTION

Restaurant / Retail / Office Space For Lease Located in the main retail corridor at the entrance to Brevard in the Food Lion anchored Shopping Center. Site is across the street from Brevard College. Neighboring tenants include Food Lion, UPS, Fashion Nails. Great visibility and access to Highway 64 in Brevard. Location attracts local, regional and tourist trade. Food Lion's year over year sales at an increase of 7%.

HIGHLIGHTS

- Neighboring tenants include Food Lion, UPS, Verizon
- Restaurant, retail and office space for lease
- Great visibility and access to Hwy 64 in Brevard
- Located off the main retail corridor, across from Brevard College
- Location attracts local, regional and tourist trade
- Food Lion's year over year sales increase of 7%

AVAILABLE SPACES

SUITE	SIZE	LEASE TYPE	LEASE RATE
Unit B	1,000 SF	NNN	\$20.00 SF/yr
Unit F	1,090 SF	NNN	\$20.00 SF/yr

ADDITIONAL PHOTOS



[FOR MORE INFORMATION](#)



Asheville Market

4 S Tunnel Road | Asheville, NC 28805

\$27.50 - 29.00 SF/yr (NNN)

Lease Rate

[Overview](#)

[Spaces](#)

[Documents](#)

[Photos](#)

[Map](#)

[Demographics](#)



Property Details

Lease Rate: \$27.50 - 29.00 SF/yr (NNN)

Property Type: Retail

Building Size: 130,000 SF

Property Description

Restaurant and retail suites for lease! Click on "Spaces" or see the brochure for full details on current availability.

Asheville Market consists of 130,000 SF of refurbished retail. The multi-tenant center is located on Tunnel Road, the #1 retail corridor in western North Carolina. The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, and Arhaus.

[Lease Brochure - Restaurant Suite 750](#)

Brokers

 **Tim Bramley, CCIM, SIOB**
Broker
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timbramley@deweypa.com

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MESSAGE (OPTIONAL)

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COMPANY OVERVIEW

Premium CoStar & Loopnet Exposure

Marketing


CoStar is the largest commercial real estate information and analytics provider in the world. CoStar/Loopnet are the #1 online marketplace for quality investors and tenants, and the most highly-visited website commercial real estate website for people searching in the Asheville area.

28 Hendersonville Rd, Central Asheville Submarket - Retail

For Sale | \$4,200,000.00 | 4.88% Cap Rate | Active

Contacts: Tim Bramley

Sell with Ten-X



MANAGE PHOTOS

Days Since Last Update

Updated Yesterday

Edit Listing

Confirm up-to-date

90 Day Views

29,589

Want to improve?

Marketing Quality

Excellent

Want to improve?

Marketing Tools

- Leads
- Create Email Campaign
- Create Flyer
- Listing Performance

Exposure Level

Silver

This listing appears on CoStar and LoopNet.

Get More Exposure

Activity Summary

Summary of everyone that has seen your property.

1 Year

45,998
Total Views

10,374
Unique Prospects

44s
Average Time on Page

1,218
Detail Page Views

4.4
Frequency

10h 55m 17s
Total Time on Page

Visitor Details

Top Visitors | All Visitors | Search Impression Views

Export

*Using publicly available Reverse IP company information, CoStar Group is able to identify about 30% of the visitors to your listing. The vast majority (70%) is anonymous and listed as 'unknown' in the visitor details report.

Filter by company or location (city, state)

1 Year

Company	Location	Visitors	Views	Return Visitors	Total Time On Page	Most Recent View	First View
Piedmont Wind Symphony	Winston Salem, NC	4	20	3	10m 37s	12/6/2023	10/14/2023
Blue Ridge Companies Inc	High Point, NC	3	19	2	10m 20s	11/24/2023	9/8/2023
NAI Beverly-Hanks	Asheville, NC	6	10	3	4m 56s	11/30/2023	8/29/2023
Pulliam Properties	Asheville, NC	2	6	1	1m 40s	12/5/2023	8/29/2023
Netskope Inc	Los Altos, CA	3	5	1	28m 58s	12/1/2023	10/20/2023
Carla & Company	Asheville, NC	1	4	1	-	8/30/2023	8/30/2023
GBX Group, LLC	Cleveland, OH	2	4	1	2m 6s	8/30/2023	8/30/2023
CBRE	Newport Beach, CA	1	4	1	1m 54s	8/31/2023	8/30/2023
Reservation Services International	Winter Park, FL	1	4	1	53s	9/12/2023	9/12/2023

DPA pays for each listing to be enhanced to the Silver level of exposure on CoStar.com.

Your listing will receive 12 times more exposure than a basic listing, bumping it up in the results.

Your listing will also be advertised across CoStar's entire network -- reaching not only the professional audience on CoStar, but also the tenants and investors browsing on LoopNet, CityFeet, Showcase, and several digital partners including the WSJ.com.

We also eblast your listing to CoStar's database of prospects every 30 days that it is on the market -- delivering your property straight to the email boxes of hundreds of investors that are searching for properties that resemble yours in the search terms.

Additional places where we will feature your listing:





COMPANY OVERVIEW

Team Members



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Founder & Broker-In-Charge
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Joelle Gali
Administrative
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Transaction Experience

90 Years of combined CRE experience

500+ Lease Transactions

200+ Sale Transactions

4 million square feet leased & sold

10 DPA Asset Properties Acquired

400+ Clients served



COMPANY OVERVIEW

BIO: Eddie Dewey



Eddie Dewey

Phone: 828.548.0090

Email: eddie.dewey@deweypa.com

Eddie is founder of Dewey Property Advisors (DPA) where he oversees brokerage and acquisitions for the Firm. Eddie has transacted over 250 million in real estate brokerage, consulting and (re)development work in Greater Asheville.

Eddie's focus is primarily on local and regional investors, tenants, and developers. In addition to establishing Dewey Property Advisors in 2009, Eddie co-founded Altamus Property Management in 2014. Previously he was with Asheville Community developer Biltmore Farms and Brokerage Firm Spake Real Estate.

His passion is working in partnership with the talented DPA team as well as strategic partners and investors on local and regionally focused projects that enhance and preserve the cultural integrity and vitality of Asheville.

Eddie graduated from Hampden-Sydney College with a BS in Economics and Mathematics. Eddie is past president of the Asheville Commercial Investment Realty Association. He has served on the Finance Committee, and chaired the Commercial Investment Division for the Asheville Board of Realtors as well as served as Treasurer for the Asheville Board of Realtors Services, Inc. He is a Licensed North Carolina Real Estate Broker and a member of the International Council of Shopping Centers.



COMPANY OVERVIEW

BIO: Tim Bramley



Tim Bramley, CCIM, SIOR

Phone: 828.424.1141

Email: tim.bramley@deweypa.com

Tim has been a commercial real estate broker since 2011. He is Vice President of Dewey Property Advisors (DPA), a full-service commercial real estate firm in Asheville, North Carolina. His areas of focus include Landlord/Tenant Representation, Project Leasing, Buyer/Seller Representation and Investment Sales.

He has completed over 400 sale and lease transactions totaling over \$150M in volume, and has been recognized as a CoStar Power Broker since 2018.

Tim holds the CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations for demonstrating extensive knowledge, experience and success in the commercial real estate industry.

He is a member and past President of the Commercial Investment Real Estate Association of Western North Carolina, a member of the International Council of Shopping Centers and serves on the Board of Directors for the Asheville-Buncombe Technical Community College Foundation.

Originally from western New York, Tim earned his BA from the University of North Carolina at Chapel Hill and his MBA from Appalachian State University. In his free time, Tim enjoys the outdoors and live music with his wife and two sons



COMPANY OVERVIEW

BIO: Austin Tyler



Austin Tyler, SIOR, CCIM

Phone: 828.337.9656

Email: austin.tyler@deweypa.com

Austin Tyler's extensive background in corporate and healthcare real estate includes working with multiple partners on diverse projects and understanding a variety of specialized needs. With a focus on site selection and advisory services, Austin brings a relational perspective to every layer of his work.

Before coming to DPA, Austin Tyler began his real estate career at Biltmore Farms in Asheville, where the focus on community involvement and stewardship informed his future philosophies and projects. His work on Biltmore Park Town Square, a \$200 million, mixed-use town center, earned him the SIOR designation as the lead leasing agent. His responsibilities included development, retail and office leasing, property management, and construction management.

Years later, he directed the real estate portfolio and assets of Mission Health System, which included 5.5 million square feet over 18 counties. In this role he repositioned lease administration (over 200 leases,) oversaw development transactions and all acquisitions and dispositions – including portfolio monetization and sale/leaseback. Subsequently, he expanded his site selection and advisory services into the medical sector, including local independent physicians' groups and clinics, as well as regional, multi-location partners, like Healthcare Corporation of America (HCA).

Austin's work as an engaged partner in the local non-profit sectors underscores his belief that every healthy community must actively care for its members. His site selection and advisory roles with Appalachian Mountain Community Health Center, Haywood Street Congregation's affordable housing initiative, and Manna Foodbank support the creation of viable solutions to WNC's medical, housing, and food access inequalities.



COMPANY OVERVIEW

BIO: Scott Raines



Scott Raines, CCIM

Phone: 828.551.0087

Email: scott.raines@deweypa.com

Scott has been a commercial real estate broker since 2005 and with DPA since 2012. His areas of focus include land development, site selection and investment sales.

Since joining DPA, Scott has completed over 150 transactions totaling over \$100M in volume.

Notable sale transactions and leasing assignments include:

- Single and multi-tenant buildings in Downtown and West Asheville.
- 75+ development sites in Western NC, including QSR, Retail, Office & Multi-Family.
- Biltmore Village (including retail buildings & 20 acres of retail / industrial property on Sweeten Creek).

Scott holds a number of professional designations including serving as a past President and member of the Carolinas Real Estate Investors Association, and a Certified Commercial Investment Member (CCIM) designation for demonstrating extensive experience in the commercial real estate industry, completing advanced coursework in financial and market analysis and is an active member of ICSC (Innovating Commerce Serving Communities). Scott also has a wealth of experience with creative financing, 1031 Exchange, and Self-Directed IRAs.

Additionally, Scott has served locally, regionally and internationally as an active Rotarian since 2008.

Originally from Slocumb, AL, Scott relocated to Asheville, NC in 1985. In his free time, Scott enjoys time with family, the outdoors, and playing guitar.



COMPANY OVERVIEW

BIO: Debbie Lane



Debbie Lane, Senior Broker

Phone: 828.548.0090

Email: debbie.lane@deweypa.com

A proud native of Western North Carolina, Debbie brings 30 plus years of commercial real estate experience, area history, and local knowledge to her clients. She has assisted clients with all aspects of commercial brokerage including sales, leasing, acquisitions, landlord/tenant representation, consulting and property management.

Debbie spent 24 years at NAI Beverly-Hanks before coming to DPA, and had served as Managing Broker for the Commercial Division where she not only led brokerage teams, but was a top-producer in commercial sales, leasing, property management for many years.

Debbie has also served as President of the Commercial Investment Realty Association in Asheville (CIRA), and has served on the Board of Governors for the State Commercial Alliance (RCA). She is currently serving on the Board of Equalization and Review for Buncombe County.

Besides closing deals, Debbie loves to spend time with her daughters; hiking with Fletcher, her Doodle pup; gardening, cooking, good wine and volunteering with local charities such as Beyond all Borders, Manna and Eblen.



COMPANY OVERVIEW

BIO: Wes Reinhardt



Wes Reinhardt, CPM

Phone: 828.551.1044

Email: wes.reinhardt@altamus.com

Wes Reinhardt functions in a hybrid role at Dewey Property Advisors. He primarily oversees the day-to-day activities at our sister company— Altamus Property Management. However, with many years in the industry and relationships, Wes selectively participates on the DPA side of the business by consulting clients related to leasing, acquisitions and investment sales. By bridging the worlds of real estate management and brokerage, he is able to serve DPA clients using a wide spectrum of insight.

Since 2004, he has been immersed in all aspects of commercial real estate including brokerage, sales, leasing, design, development, project management, facility operations and property management. Prior to joining the DPA team, he was Vice President and Broker-in-Charge at FIRC Group, a full-service real estate investment firm with properties throughout the Southeast. During his tenure, his responsibilities transcended multiple market sub-sectors including retail, office, mixed use, hospitality and land.

Wes holds the professional designation of Certified Property Manager (CPM®) and is a licensed North Carolina Real Estate Broker. He is also a member of the National Association of Realtors, Charlotte Region Commercial Board of Realtors, Commercial Investment Real Estate Association of Western North Carolina, Asheville Chamber of Commerce, International Council of Shopping Centers and Institute of Real Estate Management.