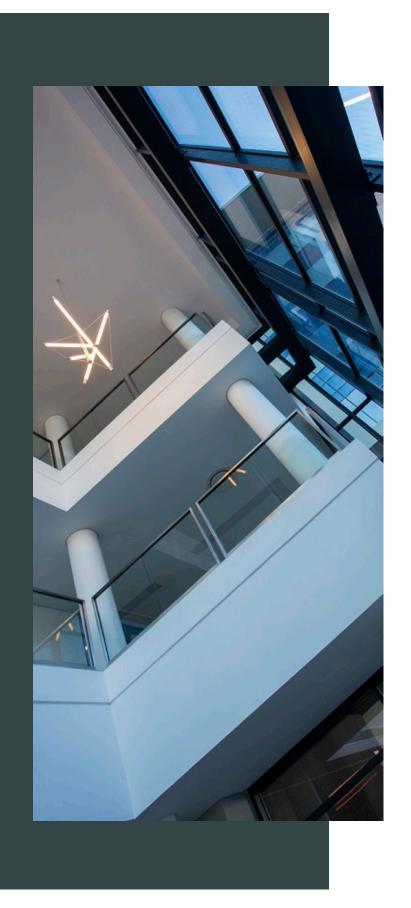
# COMMERCIAL PROPERTY MANAGERS





Offering bespoke Property Management services for close to a century.



# INTRODUCTION

ALW Properties is a multi-generation property company with the core business of delivering optimal property services to our family of clients, with a culture of excellence and professionalism.

ALW has an extensive history in the property industry, with almost a century of offering bespoke property services. While this has enabled the trusted legacy and brand we know today, it has also provided a solid springboard with which to continue developing and managing any commercial property, while also growing the value of assets on behalf of our clients.

Currently, managed properties include commercial offices, industrial warehouses, retail centres and residential apartments, in some of Johannesburg's busiest hubs, and we are eager to expand our property management portfolio.

Our dedicated property management department is able to draw on a skilled team of experts in fields such as facilities management, leasing, accounting, project management and utilities reporting, amongst others – all of which are aimed at providing the best service for any property and property owner.

With key values such as honesty, integrity, a culture of excellence and a strong belief in doing the right thing at all times, ALW prides itself on providing optimal property management services.

ALW Properties is a proud member of:









# **OUR SERVICES**

ALW Properties prides itself on being specialists across all property sectors, bringing our expertise and passion to managing Commercial, Industrial and Retail properties.

Just some of the services we offer:

- O1 Accounting and Bookkeeping Services
- 02 Asset Management
- 03 Facilities Management
- O4 Financial Management and Budgeting
- 05 Inspections and Condition Assessments
- 06 Leasing and Lease Administration
- 07 Maintenance Management
- 08 Marketing and Advertising of Vacancies
- 09 Owner Reporting
- 10 Project Management
- 11 Rent Collection
- 12 Tenant Installation Management
- 13 Tenant Screening and Vetting
- 14 Utilities Management and Reporting
- 15 Valuation Advisory Services







# WHY CHOOSE US?

### ALW:

Prioritises service excellence and accountability.

Manages properties as if they were our own.

Cultivates a **multi-skilled team** devoted to the full spectrum of optimal property management.

Assigns a **dedicated portfolio manager** as the focal point for communication and service delivery.

**Stringently screens tenants** using TPN gold credit bureau enquiries and affordability checks.

Consistently performs **comprehensive** and **cost-effective** property maintenance.

Maintains a secure and archived information management system.

**Effectively advertises vacancies** across multi-channels and media platforms.

Enables access to its **dedicated accounting team** who handle all aspects of financial management, budgeting, and reporting.



## **WE ARE:**

A trusted brand and legacy

Committed to our people, as our key asset

Dedicated to good corporate governance and industry compliance

Unreservedly tenant-centric - happy tenants make for happy landlords

Supported by an in-house attorney on all legal aspects of property management



# **PROPERTIES WE MANAGE INCLUDE:**



### **ATHOLL TOWERS**

129 Patricia Road, Sandton

Commercial P-Grade Green Star-rated, multi-tenanted office building.

### **VWSA**

129 Patricia Road, Sandton

Commercial P-Grade single tenanted building.





### **POWER HOUSE**

79 Central Street, Houghton

Commercial A-Grade single tenanted building.



87 Central Street, Houghton

Commercial A-Grade multi-tenanted office building.





### **37 EMPIRE**

37 Empire Road, Parktown

Commercial A-Grade multi-tenanted office building.



# **PROPERTIES WE MANAGE INCLUDE:**

### SAS BUSINESS PARK

16A Indianapolis Blvd, Gosforth Park

A-Grade, multi-tenanted industrial park.



### **KYALAMI PARK**

197 Monte Carlo Crescent

Industrial A-Grade, single tenanted building.



8 Harriet Street, Driehoek

Industrial B-grade, single tenanted building.



# KFC MEYERSDAL

1 Blue Crane Drive, Meyersdal

Retail building currently tenanted by KFC (Pty) Ltd.



16 Goldman Street, Florida

A mixed-use building comprising newly developed, affordable residential apartments, storage and ground floor retail space.







# **OUR PEOPLE ARE OUR PASSION**

We wouldn't be able to provide world-class services to Landlords and Tenants without our highly skilled, passionate and dedicated team. From experienced property and development managers, to finance gurus to marketing whizzes, at ALW Properties we embrace the adage that "teamwork makes the dream work".

### **Our Property Management Team includes:**



**GRAEME STILWELL** Managing Director





**LUCAS MOTHLAKE** Maintenance

**LETICIA SMITH** Finance & Accounts





Finance & Accounts

NALEDI NKOSI

JIMMY WALAZA Sales & Leasing



Marketing, Compliance & Property Administration

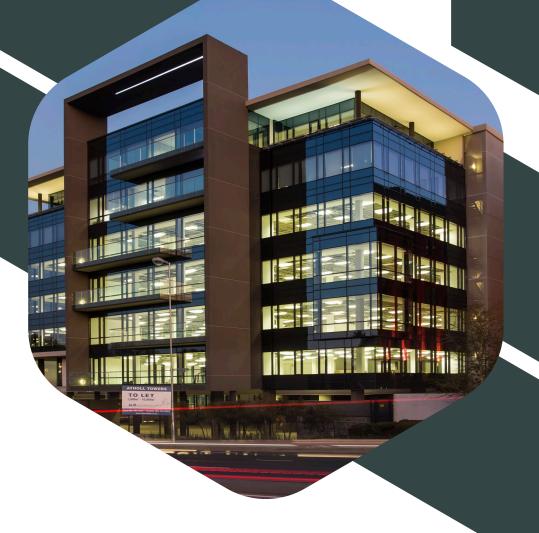
TARYN SABBIONI

**ALAN BAKER Facilities** 









# **CONTACT US**

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