



Sept. 2024  
Issue 3

# the CRE hive NEWSLETTER



## AUGUSTA LEADERSHIP ACADEMY CLASS OF '25

Leadership Augusta informs and inspires existing and emerging leaders of the greater Augusta area to build a stronger community. We recognize...

## AUGUSTA CEO: THE IMPACT OF ELECTION YEAR



Scott Brantley discusses the impact of the election can have on the Commercial Real Estate Market...

## TAX MITIGATION IN CRE PT. 2

CHRIS ETTERLEE



Last time we looked at the basics of depreciation for accounting and tax purposes specifically...

## FALL PROPERTY MAINTENANCE TIPS

Creating a fall maintenance checklist for commercial properties is essential to ensure safety, efficiency, and long-term sustainability.

## UNITED WAY CSRA STUFF THE BUS CAMPAIGN

This July the Beman Group participated in the 2024 Stuff the Bus Campaign. with United Way of CSRA. which helped distribute school supplies over multiple counties, [Click Here](#) to take a look at their 2023 on the community..

## AUGUSTA CEO: DATA CENTERS IN AUGUSTA



Whitt Rutland talks about the impact data centers and AI have on the Augusta region...



REAL ESTATE

FAMILY

HOT TOPICS

THE TEAM

COMMUNITY

CONTACT US

➤➤➤ ALL ASSETS, ALL SERVICES

Deals Done!



E MARION AVE  
RETAIL



476 FLOWING WELLS  
INDUSTRIAL



147 DAVIS RD. STE B  
OFFICE



1005 BROAD ST.  
OFFICE



3831 WRIGHTSBORO  
FLEX



FLOWING WELLS  
DEVELOPMENT  
FOR SALE



472 FLOWING WELLS  
INDUSTRIAL

Available



1939 WALTON WAY  
OFFICE/RETAIL  
FOR LEASE



HUDDLE HOUSE -  
WAYNESBORO  
INVESTMENT



WYLDs RD.  
RETAIL  
FOR LEASE

CHECK IT OUT  
↓

CHECK OUT OUR WEBSITE  
BEMANGROUP.COM /PROPERTIES

# Meet Ky



*"I am proud to be the newest member of the team at  
Beman Group Real Estate.*

*Our firm is uniquely poised to offer experience in industrial, office, and retail real estate. Beman Group is perfectly sized to provide our clients with the time, attention, and expertise needed to successfully consummate transactions in today's commercial real estate environment."*



Ky Widener brings over 25 years of extensive experience in commercial real estate sales and leasing to the Beman Group. A dedicated professional, Ky has a proven track record of delivering exceptional service and results to his clients.

Ky and his wife have proudly called Augusta their home for the past 35 years, raising their four children in this vibrant community. He holds a degree in finance from Augusta University, equipping him with a strong foundation in financial acumen essential for navigating the complexities of commercial real estate.

In addition to his professional endeavors, Ky served as a committed member of the US Marine Corps Reserves, demonstrating his dedication to both his country and his community. Ky's deep-rooted connection to Augusta and his wealth of experience make him a valuable asset to the Beman Group and the clients he serves.

**Our Newest  
Commercial  
Associate**

# Meet Vicki



*“Joining Beman Group Real Estate Team has been a rewarding experience, allowing me to contribute my extensive property management expertise to a company I greatly admire.”*



**Our New  
Property Manager-  
Bookkeeper**

Vicki is originally from Wichita, Kansas, but has been deeply rooted in the South since 1979. Her academic journey took her to the University of South Carolina and Augusta State University, where she focused on business management and accounting. With 35 years of experience in property management, ranging from accounting to Regional Property Management, she developed a strong track record of building positive business relationships and representing companies with integrity.

She is a proud of her role in nurturing successful partnerships and driving growth in the property management field. Her family is a cornerstone of her life; She has two children and two stepchildren and is blessed with ten grandchildren. Her weekly Sunday dinners are a highlight, filled with competitive games and lots of laughter.

She is an avid pet lover, having previously had birds that were quite the characters, though currently, she enjoys the company of her affectionate miniature schnauzer, Millie. Traveling is another passion of hers; she has visited many countries, with Japan holding a special place in her heart due not her time living there for 2 1/2 years.



# Summer Internships

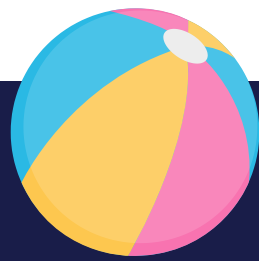


The Beman Group believes in supporting upcoming young professionals in gaining access to mentorship and real-life work experience as soon as the first summer of their high school year!

This summer of 2024, we hosted *Howell Beman, Jr.* a high school junior at Richmond Academy, and *Neel Smith*, a senior at the University of Georgia. Howell assisted as a Runner/Admin Coordinator and Neel assisted as Brokerage and Operations Support. During their time with the Beman Group, both Howell and Neel learned of the distinctive divisions that comprise a Brokerage and Investment firm.



Refer an intern, send resume to [intern@bemangroup.com](mailto:intern@bemangroup.com)





**Multi-Chamber Mixer**



**Augusta CEO behind the scenes with Whitt Rutland & Scott Brantley**



**United Way of CSRA  
Stuff the Bus  
Campaign 2024**



**Augusta Leadership Retreat Class  
of '25 with Whitt Rutland**



**Geraldin participates in AU's open house  
as guest speaker.**





**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?  
...ASK US FOR A  
BROKER'S OPINION OF VALUE!**

**VENDOR SPOTLIGHT**



# **CMS SOLUTIONS OF AUGUSTA**

A multi-service solution contractor that meets all property management needs and ensures your property always has the best curb appeal, From leaks to buildouts, CMS is the solution for you.

**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

