



PROPERTY MANAGEMENT DIVISION

The Joyner Fine Properties Story

- Locally owned, Joyner Fine Properties was founded in 1973 and has been a leader in the real estate market for over 30 years. We have 120+ full time professional agents who deal with residential, commercial, industrial and farm properties. Each division of Joyner Fine Properties shares its knowledge and experience with other areas, enabling our clients to benefit from its integrated network.

Company Ownership

- Since 1998 Bill White has been President of Joyner Fine Properties. During his 30 career in real estate Bill has been involved in most aspects of commercial and residential sales and development. He holds several designations from the National Association of Realtors, is a past president of the Roanoke Valley Association of Realtors and the Richmond Association of Realtors. He was awarded the Virginia Association of Realtors Salesman of The Year Award in 1983 and the Richmond Association of Realtors Realtor of the Year Award in 2007.

Experience Upon Which You Can Rely

- At Joyner Fine Properties, our goal is to become your single point of contact for all your property management needs. We are a "hands on" management team ready to help investors achieve their financial expectations while making property ownership as hassle-free as possible. Our philosophy is simple: *to manage each property as if it were our own.*

Property Management Full Menu of Services

- Our team at Joyner Fine Properties is ready to customize our property management service to meet your property's unique needs. Serving as the key contact between tenant and landlord, our duties may include:
 - Helping clients determine a fair market rent structure
 - Collecting of rents
 - Responding to and addressing maintenance issues
 - Responding to and addressing legal issues
 - Undertaking credit and background checks
 - Providing monthly and annual financial reporting to the landlord
 - Complete marketing of your property

Making the Most of Your Investments

- We believe that communication is paramount to successful relationships and that this is especially true in property management. We will keep you informed of the status of your property and work together as partners to maximize your income, minimize expenses and keep your property occupied. If you are looking for a company that keeps you insulated from the daily duties of property management, look to the property management expertise of Joyner Fine Properties.

Our Collection of Managed Properties

- Commercial
- Multi-Family
- Residential
- Furnished Short-Term Rental
- Homeowner's Association Management
- Condo Association Management.

Our Management Team

- Cheryl Hamm, CCIM, GRI – Cheryl has over 25 years experience in the real estate profession as an asset manager, consultant, and commercial broker. While in the DC Metro area, she managed a regional real estate portfolio of multi-family and commercial properties. She now serves as Vice President of Joyner Fine Properties. Cheryl manages the daily operations of the company, property management, and the commercial division. Her CCIM (Certified Commercial Investment Member) designation provides her with the necessary research tools, skills and national network resources to offer excellent service and advice. Cheryl has been very active in the State and National CCIM and is the 2008 Past President of the Virginia CCIM Chapter.
- Katherine Hawks – Katherine is a Richmond native whose Real Estate Career began almost twenty years ago when she purchased her first property, which she still owns today as a piece of her investment portfolio. Since then her career evolved into Property Management and Condo and Homeowner Association Management prior to her transition into Property Management and residential sales.
- Tyler Miller, Administrative Assistant/Realtor – Tyler divides his time between assisting in the day-to-day management of the Property Management Division and pursuing commercial real estate sales and leasing.
- Jeff Hamm, Administrative Assistant – Jeff provides administrative support to the Property Manager on a daily basis. Jeff is not only onsite but can be found out at properties identifying and diagnosing any issues that might be of concern.

Company Locations

- Corporate Office: 2727 Enterprise Parkway, Richmond, VA 23294
- Maple Office: 319 Maple Avenue, Richmond, VA 23226
- Broad St. Office: 10136 W. Broad Street, Glen Allen, VA 23060
- The Property Management Division is located at the Enterprise office. Our hours of operation are Monday – Friday 8:30 – 5:00pm. After hours and on weekends, there is an Emergency paging system made available to Residents and Property Owners should there be an emergency.

References

- References available upon request.