

LEASING & PROPERTY MANAGEMENT

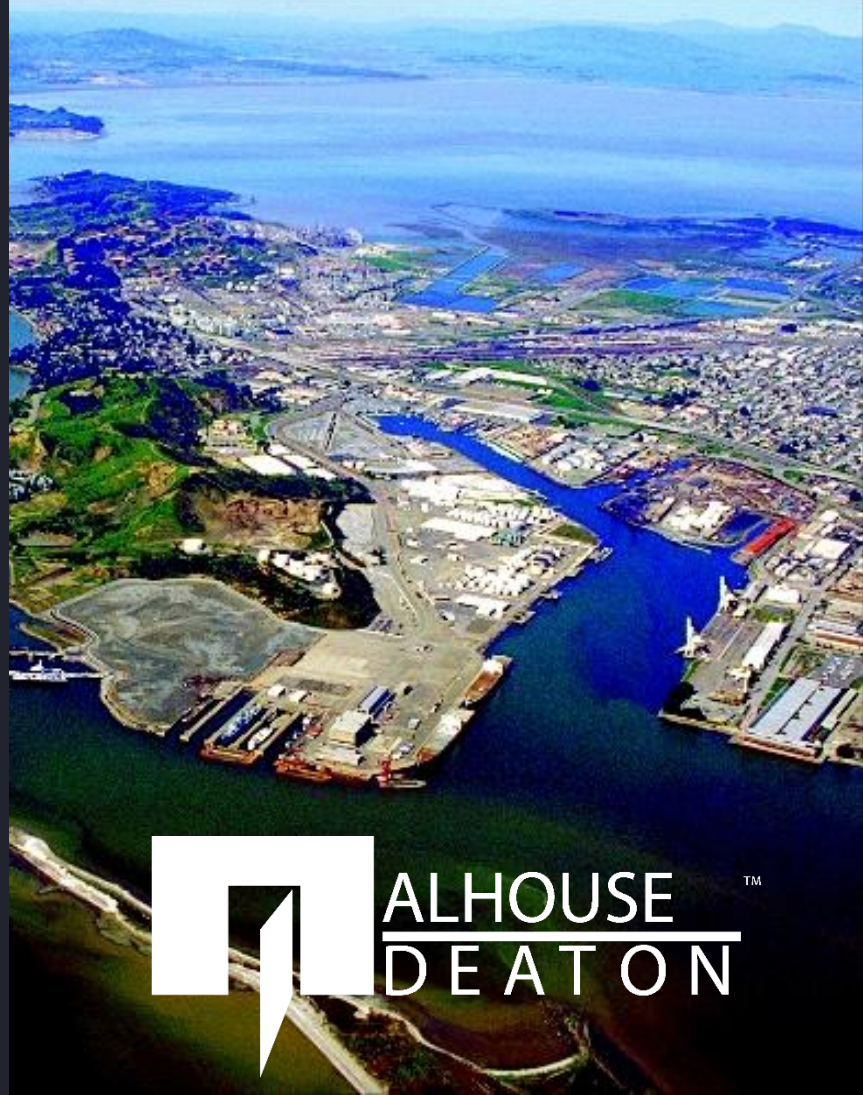
We take an ownership mindset to managing your assets.

Alhouse Deaton is a regional property management company with a long history of service in the San Francisco Bay Area. Our team of specialists has established a fine-tuned management program that allows for a personalized response to each client we serve.

Property Management services include:

- [Property Operation](#)
- [Financial Management](#)
- [Capital Improvements](#)
- [Tenant Improvements](#)
- [Marketing](#)

Every property is different, and so are our clients; we begin each assignment with a thorough understanding of your goals and expectations.



Our Mission Statement

Alhouse Deaton's mission is to achieve financial success for our clients by

strategically balancing an established and institutional experience with a

personal touch in every real estate asset we manage and operate.

Our Competitive Advantage

The AD Advantage includes our focus at a high-level on customer service to ensure your financial growth. We accomplish this by:

- Providing the ownership with a senior level manager possessing a long history of efficiently.
- Managing real estate assets throughout the San Francisco Bay Area markets.
- Offering a team with a history of optimizing operational efficiencies in each real estate asset we manage.
- Taking an ownership mindset to manage assets, by ensuring that each dollar spent has a benefit to the value and operation of the property.
- Building strong relationships with multiple local service providers. We balance pricing scrutiny with high-performance expectations.
- Ensuring that our vendors know their job description will be clear and that they will be paid on time if the work is done right. They also know our expectations of their high-quality work and the cost efficiencies we expect. This results in properties receiving timely responses and work that is done right the first time and at a cost-effective price.
- Orchestrating a management team with a senior property manager, an assistant property manager, an accounting department, and an off-site facilities manager. All of our team members have been selected because of their experience, expertise, and their continued ability to exceed client expectations.



YOUR CONTACT

Tom Greenfield
Senior Real Estate Manager

In 2016, Tom completed the largest lease transaction in Alameda County.

Tom Greenfield's commercial real estate career spans over 35 years. He has held senior real estate management and operation positions with Vallco Park, the Regis Company (now Sares Regis), the Raiser Company, Pell Development Company, and the Oliver Company. In addition, he has held marketing/brokerage positions at the Robert Butler Company, Keegan and Coppin, Colliers International and Avison Young.

He has negotiated, leased, purchased, and disposed of millions of dollars of commercial real estate.

Most recently, he has been the real estate manager at the Embarcadero Business Park in Oakland, CA, where over a five-year period he has increased the gross annual income by over \$2M and reduced the vacancy from 30% to 0%.