



Let us review your property operating costs to demonstrate how Read King can generate significant savings.

Read King

*Property Management
Creating value with passion.*

Why Us

At Read King we believe property management begins with strong relationships. Relationships with the owner, tenant and service providers are all essential to the success of a shopping center. With Read King, you will not just get a “property manager” that comes and goes within a company, but a “partner” that will work diligently to maximize the value of your real estate investments on an ongoing basis.



Our Approach

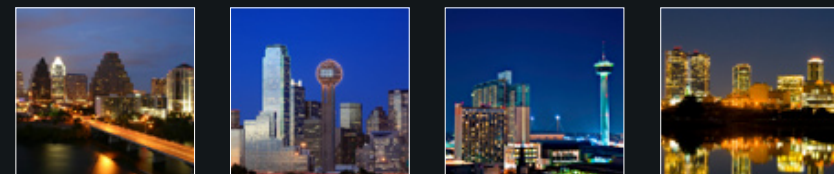
Read King is among the top property management firms focused on retail shopping centers throughout Greater Houston. With 20 years of experience as a shopping center developer and owner operator, our property management philosophy and methods reflect our unique understanding of landlord expectations and tenant needs.

Our goal is that you maximize your return on investment through Read King’s daily attention to the details of operating your center. The ultimate measure of our success is to earn the management contract for the life of your property. You can be assured that we combine property management best practice with the highest standards of professionalism and integrity.



Our Reach

Read King employs a full staff of qualified professionals with both local and regional expertise. We have the capacity to manage any size portfolio across the state of Texas, no matter how large or small. Our firm’s expertise includes over 7 Million square feet of shopping center management with dozens of grocery and big box anchors across our portfolio.



Key Points of Service

At Read King, our key points of service help real estate owners reduce their operating costs and enhance property values—all while maintaining a first class environment for tenants.

Our expertise in tenant satisfaction and retention, security, budgeting, expense control and center maintenance helps you provide tenants a place in which they are proud to do business.

Customize the level of service to fit your needs:



Reporting to Owner

Read King		Shopping Center		
COMMERCIAL REAL ESTATE		Monthly Property Management & Leasing Report		
PROJECT: SHOPPING CENTER				
Month, Year:		GLA (sf):		
Owner:		Occupancy %:		
Property Manager:		# Active Tenants:		
Leasing:		Leasing:		
I. OPERATING STATEMENT/VARIANCE SUMMARY (MONTHLY) - attach Budget Comparison (comments of anything over 10% or \$1000)				
Line Item	Actual	Budget	\$ Variance	Variance explanation
Scheduled Base Rent				
2010 Reimbursements				
PIY CAM reconciliation				
Other Income				
Total Revenues				
Utilities				
Supplies & Services				
Repairs & Maintenance				
Taxes & Insurance				
Other Fixed Exp				
Property Mgmt Fee				
Total Reimbursable Exp				
Total Non-Reimbursable Exp				
Net Operating Income				
Debt Service				
Cash Flow After Debt Service				
II. AGED RECEIVABLES - attach Aged Receivables Detail				
• Tenant A - Details/Notes				
• Tenant B - Details/Notes				
• Tenant C - Details/Notes				
• Tenant D - Details/Notes				
• Tenant E - Details/Notes				

Read King takes a proactive approach to all property management objectives, treating each property as if it were our own, we prioritize tenant retention and expense control in order to preserve and extend the property’s viability as a profitable investment.

Utilizing Yardi Systems™, industry leading, property and asset management software, we generate performance reports which highlight and summarize key issues, break down asset performance and help you achieve your financial objectives.

Featured Property Management Clients

Humble, TX



Park Lakes Landing - BW8 & Wilson Rd: ±375,000 SF

Conroe, TX



Teas Crossing - I-45 & FM 3083: ±500,000 SF

Fort Worth, TX



Westover Village - SH 183 & Green Oaks Rd: ±300,000 SF

Houston, TX



Crossroads Plaza - Hwy 290 & FM 1960: ±150,000 SF

Who We Are

Read King, originally founded in 1991 as an investment sales and tenant representation firm, has since emerged as one of the pre-eminent full service real estate companies in Texas. Today, Read King combines our first class asset management, property management, development expertise, and full service brokerage to offer clients accurate solutions for all real estate needs.

Read King is positioned to assist clients and provide measurable solutions in an ever-changing market based on current market trends and indicators.



As Director of Property Management, Kent Maxey oversees all aspects of property management of our owned and 3rd party portfolio throughout Texas.

Kent has 20 years of professional management

experience including restaurant, retail and property management where he uses his diverse background to manage our assets with a unique perspective that not many other property managers can claim. Prior to Read King, the previous 10 years were spent with General Growth Properties and AmREIT where he has managed single tenant NNN buildings, professional office buildings, strip centers and super regional shopping malls totaling over 8,000,000 square feet throughout Oklahoma and Texas.

Read King

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Read King

COMMERCIAL REAL ESTATE

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Testimonials

"When searching for a property mgmt company in Texas, we were reluctant to go with someone in Houston to manage our first purchase in Ft Worth. However, we have been extremely pleased with the way that Kent and Read King have managed our asset. Within weeks of running this property, Kent was able to recognize more than \$50,000 in annual savings to the center by using his experience, contacts and relationships to get the best pricing for services at the center. Additionally, his communication with the Tenants and a desire to know everything about the center has given us some very valuable data to use as we lease up the project and move forward. This center has been maintained and managed as if Kent was in the DFW market and we will definitely continue this relationship as we grow throughout Texas."

L. Mark Billeaud (Managing Principal – Summit Realty Ventures)

"After operating for several years with one of the big names in Houston; Kent was able to review our books and show how their management structure could save us more than 40% in management fees. While we were pleased with that, we were additionally impressed with the way that they conduct themselves, visit and communicate with tenants and keep us informed with all center activity. As an out of state real estate professional, it is nice to have someone in Texas that understands the business from an owner's perspective and helps make good decisions that increase our bottom line."

R. Spencer Marks (Retail Center Owner)

"I am very pleased with my decision to consolidate services and transition to Read King for all property management and leasing in Houston. As an owner that lives out of state, I rely on them to be my eyes and ears in Texas and keep me up to date on all issues and leasing activity at my center. Kent Maxey and Christie Amezcuita have done an outstanding job of communication, as well as making my center run better, look better and creating value through expense management and bringing new tenants to the center."

Daimon Hudson (Retail Center Owner)

"After interviewing all of the big names in Houston for our management and leasing needs, we elected to go with Read King. I was really impressed by their experience, knowledge and passion for what they do and look forward to growing our Texas portfolio with Read King as our partner throughout the state of Texas. Kent's prompt attention to matters, his willingness to meet with and get to know the tenants, and his service provider ideas and contacts in Houston really helped make the acquisition of the center easy and enjoyable."

Rusty Richardson (Executive Vice President - GBR Properties, Inc.)

"I just have to say how so incredibly pleased and incredibly impressed I have been since our relationship started! I have to admit at this point that signing up Read King and Kent Maxey has to be one of the greatest business decisions I have ever made! I am so very grateful and deeply appreciative of the amazing job you're doing for us."

Dr. Ayo Ajim (Retail Center Owner)