



William H. Brownfield, CRE, CCIM

Companies	Brownfield & Associates, LLC Brownfield & Mayerhofer, Inc.	Owner, Managing Member Co-owner, President
Profile	Real estate executive and advisor with 40+ years of experience in commercial activities including office building acquisitions, property management of more than 28 million square feet, tenant representation, self-storage ownership and brokerage, and author of industry-standard book and software related to operating expense escalations for office buildings.	
Professional Designations	<ul style="list-style-type: none">▪ CRE (<i>Counselor of Real Estate</i>) 2000▪ CCIM (<i>Certified Commercial Investment Member</i>) 1997▪ CPM (<i>Certified Property Manager- IREM</i>) 1986 – 2001	
Education	<ul style="list-style-type: none">▪ Master of Business Administration (President's List), <i>Missouri State University</i> 1976▪ Bachelor of Science, Business Management <i>Missouri State University</i> 1972▪ Commercial Investment Real Estate Institute <i>CCIM, designee # 7095</i> 1997▪ Institute of Real Estate Management <i>CPM, Certificate # 11146</i> 1986▪ U.S. Army, Officer's Candidate School <i>Commissioned 2nd Lieutenant</i> 1972	
Experience	<ul style="list-style-type: none">▪ 2003 – Present. Founder, <u>Brownfield & Associates, LLC</u>, which is engaged in commercial real estate consulting, brokerage, investments and acquisitions (\$650 million transaction value). Through B&A, LLC, Bill also served as the Managing Director of Acquisitions for <u>Means Knaus Partners, LLC</u> from 2003 until 2015, and acquired \$1 Billion of Class A office buildings in Texas, Colorado and California.▪ 1997 – Present. President, <u>Brownfield & Mayerhofer, Inc.</u>, which specializes in training, consulting and software solutions for operating expense escalations. Our software is licensed to directly to office building owners▪ 2003 – Present. Co-owned and managed <u>MKP Self Storage LLC</u>, which was folded in to Brownfield & Associates, LLC in 2014. The company specializes in self storage brokerage in Texas and serves as the Central & South affiliate for Argus Self Storage Advisors.▪ 1996 – 2003. <u>Moody Rambin Interests, Inc.</u> Co-founded the Investment Sales group;	

SVP of Property Management.

- **1991 – 1996.** Equity Office Properties, LLC. Senior Vice President – Management, for all PM staff in the Western half of U.S.
- **1986 – 1991.** Paragon Real Estate Services, Inc. Vice President of Operations, Central Region. Paragon was a spin-off of the Trammell Crow Company.
- **1982 – 1986.** Cullen Center, Inc & Dresser-Cullen Venture Senior Property Manager.
- **1978 – 1982.** Central Parking System, Inc. General Manager (Houston & St. Louis).
- **1972 – 1974** U. S. Army. Final rank 1st Lieutenant.

Professional Associations & Licenses

- 2005 Chair, Counselors of Real Estate (*Houston/Gulf Coast Chapter*)
- Past Board Member & VP of Education, IREM (*Houston Chapter*)
- Past Board Member, CCIM (*Houston Chapter*)
- Real Estate Broker's License, State of Texas (*since 1988*)

Publications

- ***The Escalation Handbook for Office Buildings***
BOMA Int'l, 1991 – Present
- ***Alpha Office Escalations***
Software; 2009 - Present
- ***BOMA's Escalation System for Office Buildings***
Software; 1998 – 2009

Websites

- www.CRE.org
- www.AlphaOfficeOnline.com
- www.EscalationAdvisors.com