

BRIAN KRASON

PREMISES LIABILITY EXPERT

861 N 20th Street Unit #1, Philadelphia, PA 19130
(267) 971-5346
brian@krasonexpert.us

Summary

Retired from Property Management managing hotels, apartments and condominiums, commercial properties most recently in Philadelphia. My strength is premises liability, facility management, security, accounting, marketing, and operations. I offer Premises Liability Opinions and I am experienced in depositions and being questioned on the stand in front of a jury.

Experience

- **Real Estate Consultant** December 1981 - Present (40 years 1 months) When I was CEO of Management Company, I was a Certified Manager of Community Associations and Accredited Management Specialist consulting on Real Estate.
- **Manager at URP LP.** Jan 2014 – June 2021. Oversee the day-to-day operation of a historic building in the Old City neighborhood of Philadelphia. The building has 6 luxury apartments and a 10,000 square foot bar/restaurant/office space. Circa 1837.
- **Manager 861 N 20th St,** Phila PA September 2012 – Present.
- **Manager 426 Greenwich St,** Phila PA July 2015 – July 2021.
- **Manager at Millennium Hotel Group** January 2014 – March 2020. I oversee the day-to-day operations of a downtown Center City Hotel in Philadelphia. Circa 1887.
- **CEO/President at Krason Management Companies/Corporation** 1987 - 2007 (20 years) Founder of Krason Management Corporation and Company in Boston Massachusetts servicing over 5000 units in New England. Krason Management Corp and Krason Company were full service financial and facilities management resources. Our specialty was offering customized management to hotels, small condominiums with as little as two units or professional full-service management to 500+ unit high rises and hotels. From guest and tenant safety, reserve planning, fiscal management, and employee oversight. Over thirty-five years I managed property in most major cities on the eastern seaboard.
- **General Manager/Board Member at Henderson's Wharf Hotel and Conference Baltimore, MD** 1989 - 1993 (4 years) General Manager of 500 slip boat marina, 152-unit luxury condominium hotel, 61 room bed and breakfast and conference center. Also served as a board member on the condominium board. Circa 1805.
- **General Manager of Operations at Park Drive Manor** 1985 - 1989 (4 years) Oversee the operation of a mixed-use property asset for Aetna Life Insurance. 500 apartments, Multi-level Commercial Space, Swim club open to public.
- **Regional Property Manager at Action Development** 1981 - 1985 (4 years) Oversee operations of company's hospitality and residential portfolio on the New Jersey Shore.