

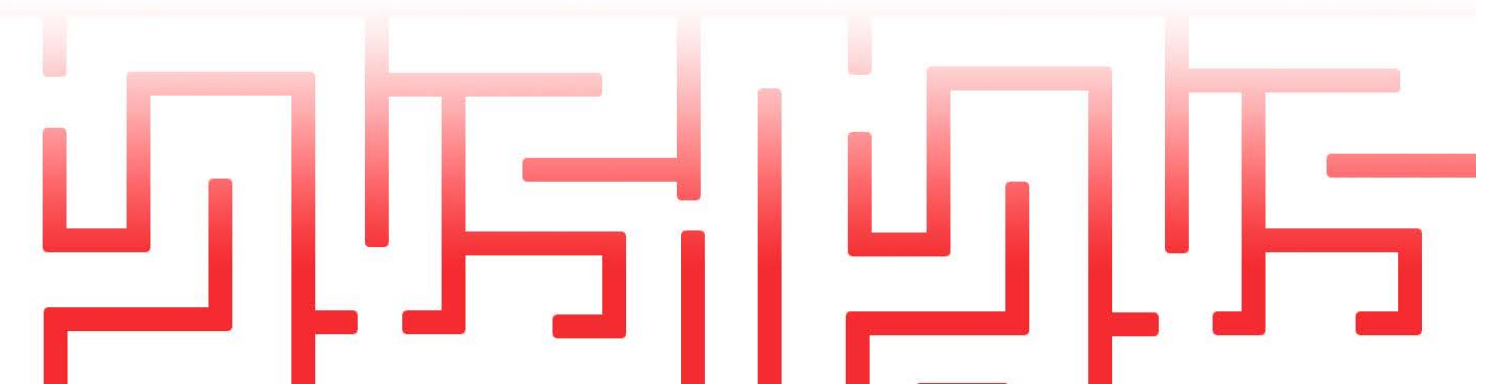
PROFESSIONAL PROPERTY MANAGEMENT



Commercial property owners are typically experienced enough to manage their own properties. But is that the best decision for the long term value of the assets?

Savvy business owners hire a CPA to prepare their taxes, they hire lawyers to handle their legal work, and often engage other professionals to act on their behalf.

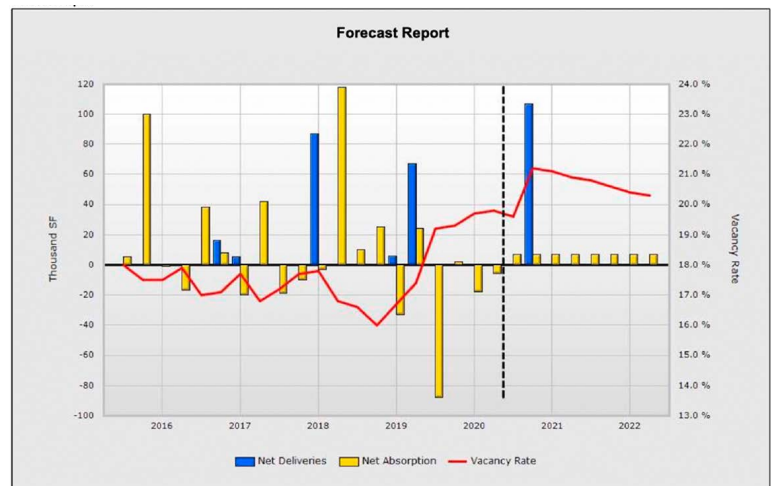
We understand owning and self managing commercial real estate can be very challenging. We developed a full service property management enterprise that includes asset management services and fully staffed maintenance and construction departments.



Consider these points when deciding if you want to hire a property manager or self-manage your commercial real estate:

1. Don't leave money on the table. Many do it yourself owners leave money on the table by missing or miscalculating rent increases, failing to pass through expenses, or missing out on cost savings with vendors and suppliers achieved through economies of scale.

2. Professional property managers are in this business every day and operate with best industry practices to maximize property value.



3. *It self managing your property the highest and best use of your time?* Day to day management is time consuming. And, if you make mistakes in accounting, lease administration, insurance compliance or maintenance work, you could end up spending way more time than necessary.

We start the management process with a client interview to determine your short term and long term objectives for the type of commercial property you own. Our process includes evaluation of capital improvements, reserves for replacement, lease administration, and ongoing maintenance. Our objective is to maximize your cash flow and value if you sell the asset.

These are a few ways you can benefit from hiring a professional property management firm:

1. *Regulatory Compliance*

Professional property managers are up to date with local zoning codes, and federal regulations such as ADA, EPA and DEQ laws and policies that affect your property.

2. *Vendor Management*

Our firm has great relationships with vendors and suppliers because we give them steady business. As a result, our clients benefit from timely service and lower costs.

3. *Response to Issues*

We get the call in the middle of the night that you don't want to wake you up. We have 24-hour on-call staff to handle emergencies and issues that require prompt attention.

4. *Experience in the Space*

We have the knowledge, skills, toolkit, and experience to deliver high level, turnkey service to our clients. We use Yardi software, have full time accounting, construction and maintenance staff and can provide property management at a much higher level than if you attempt to do it yourself

5. *Strategic Planning*

This is a key component of our service delivery and value proposition. We help you look at the big picture – short term cash flow and long term value add ideas and strategies to make your asset perform at the highest possible level. higher level than if you attempt to do it yourself

You don't have to "wing it" or do it yourself to maximize the value of your assets. Invest in an **experienced** property manager as your partner.

Contact us today to discuss how NAI Southcoast can work for you.