

Property Management Services

Property Management *Plus*

When you hire Specht Properties to manage your office, industrial or retail property, you get more than just property management. You also get people who know and understand commercial buildings.

Specht Properties has been building commercial structures since 1990 and has earned a well deserved reputation as a high-end developer and property management firm. At Specht Properties, our property management service comes with the benefit of on-staff construction professionals who have complete knowledge of the physical elements of a building. When something goes wrong with the HVAC or the roof starts to leak, Specht has the resources to quickly identify the problem and resolve it in the most cost efficient manner.

Buildings must be properly maintained at all times in order to enhance the value of the asset. A property management company with its roots in building development adds value that is unique in our region.

Financial Management

If the financial information from your property is not timely and accurate, or the budgets and monthly statements are not easy to understand, the rest doesn't matter.

Prior to the beginning of each calendar year, Specht prepares a comprehensive annual operating budget for each property, including income, expense and capital items, for owner review and approval. The budget is then used throughout the year as a guideline for operations with results being reported monthly to our clients.

We take outstanding care of all our managed properties and will take equally good care of the finances you entrust to our firm.



**We Are Property Management Professionals
Who Know Buildings Inside And Out**

Property Management Services



Securing New Tenants

Filling vacancies with financially stable tenants requires an aggressive plan to maximize networking circles supported by proven marketing methods. Specht's property managers are well connected to the broker community and have proven experience in attracting qualified tenants.

Both in good economic times and bad, there is always strong competition for tenants looking for space in the marketplace. It is in this competitive arena that Specht's effectiveness in filling vacancies becomes most appreciated.

Tenant Retention

Retaining tenants is much more difficult than simply negotiating the extension of a lease. Our Property Management *PLUS* service focuses on developing meaningful, long term relationships with our tenants. This bond allows Specht Properties to negotiate lease extensions more easily with the tenants in each property, which can enhance the value of the property management services delivery to our clients.

As a premier provider of property management services, Specht is committed to maximizing the value of our clients' properties.

This means attracting and retaining tenants for maximum cash flow. It means keeping the physical property in top shape with meticulous attention to detail. And it means providing accurate, timely financial reports so owners have reliable information on all aspects of their real estate assets.

We understand that our job is to deliver profitability to owners while being an attentive guardian of their property. This can only be accomplished by settling for nothing less than the highest standards in every aspect of the job.

Property Maintenance

Maintenance of the assets we manage is an area where our Property Management *PLUS* service provides our clients with a unique advantage. With our background in real estate development as well as property management, Specht has intimate knowledge of building mechanics and construction, which we apply to all assets we manage.

When problems occur, Specht Properties has the resources to deal with them quickly, efficiently and economically.

What Drives Us

- ◇ We have a passion for real estate
- ◇ We are a premier property management firm
- ◇ We endeavor to exceed our clients' expectations
- ◇ We are devoted to ethical conduct
- ◇ We are proud of what we do