

CAPABILITIES



COMMERCIAL PROPERTY MANAGEMENT SERVICES

LEVERAGE. OPTIMIZE. MAXIMIZE.

www.CRECONSULTANTS.com

RANDAL MERCER

FOUNDING PARTNER

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PROPERTY MANAGEMENT SERVICES

CRE's Property Management division leverages its extensive and diverse experience in all sectors including office, retail and industrial within Southwest Florida to effectively develop a platform which adds significant asset value. Our unparalleled practices are client-centrally constructed to yield incomparable results – **unmatched by our competitors.**

CRE CONSULTANTS' Property Management team of experienced Real Estate Managers and Accountants work closely together on all of our properties. This team-oriented approach allows us to provide our clients with a more comprehensive and highly organized service—avoiding the pitfalls that often accompany a fragmented, remote accounting operation. The vast knowledge of our accounting professionals has enabled us to diligently comply with the requirements of our diverse client base and associated properties. Further, our accounting professionals are accustomed to working *directly* with the owners, meaning clients are encouraged call the Real Estate Manager or the Accountant (or both), based on their needs.

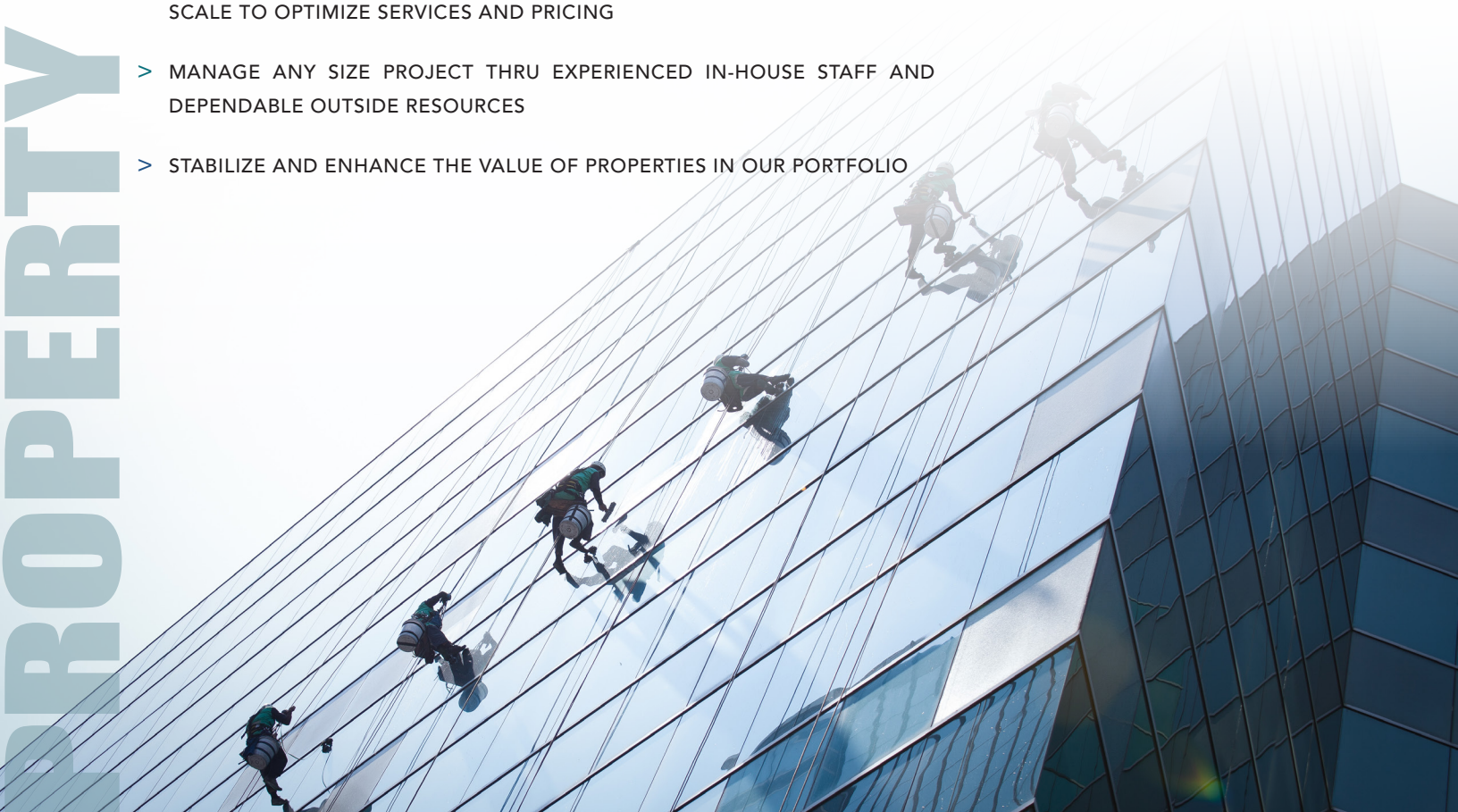


THE TEAM EXCELS AT:

- > ENSURING TENANT'S SATISFACTION TO MAXIMIZE RETENTION AND REVENUES
- > LEVERAGE VENDOR/SUPPLIER RELATIONSHIPS THROUGH ECONOMIES OF SCALE TO OPTIMIZE SERVICES AND PRICING
- > MANAGE ANY SIZE PROJECT THRU EXPERIENCED IN-HOUSE STAFF AND DEPENDABLE OUTSIDE RESOURCES
- > STABILIZE AND ENHANCE THE VALUE OF PROPERTIES IN OUR PORTFOLIO



bloomingdales



LEVERAGE. OPTIMIZE. MAXIMIZE.

CRE Consultants is distinctly effective in representing Landlords due to the collective knowledge of our firm's professionals and the relationships they cultivate. We know the industry, the market, the requirements, the technologies and the most qualified vendors. A wide array of services are available, to assist owners, institutional, and private clients across all sectors including office, retail, and industrial assets.



BUILDING MANAGEMENT

- Proactive Preventative Maintenance
- Work Order & General Maintenance
- Tenant Request Initiatives
- Electrical & Lighting Maintenance
- Energy Management & Star Tracking
- Roof Repairs & Replacement
- HVAC Maintenance & Replacement
- Property Storm Preparation
- LEED Consultation



FINANCIAL MANAGEMENT

- Aggressive leasing & brokerage support
- Tenant relationship enhancement
- Lease monitoring, enforcement & retention
- Accounts receivable/payable
- Business plan & budget preparation
- Comprehensive monthly reporting
- Investment analysis
- Real Estate forecasting



PROJECT MANAGEMENT

- Capital improvement budgeting & implementation
- Project management/consulting
- Refurbishment – interior/exterior
- Tenant improvements



COST CONTAINMENT PROGRAMS

- Control building operations & maintenance costs
- Purchasing programs
- Security programs
- Vendor alliance programs

COMMERCIAL BROKERAGE LEASING & SALES

CRE Consultants has a team of experienced, seasoned brokers ready to help our clients with leasing, acquisition, and disposition for investment goals. For expert guidance on valuation, market conditions and innovative strategies, our team is here to help – delivering best-in-market results.

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CAPABILITY. REPUTATION. EXPERTISE.

The caliber of a firm's clients and the nature and volume of its experience are strong indicators of the quality of the services it provides. CRE Consultants is dedicated to meeting each client's unique objectives and delivering bottom-line results.

Below please find a number of properties that showcases our teams' experience.

Walden Center | Bonita Springs



96,000 SF

Mid Cape Corporate Center | Cape Coral



68,912 SF

SunTrust Building | Naples



68,593 SF

Metro Commerce Center | Fort Myers



68,000 SF

SWFL Business Center | Fort Myers



236,185 SF

Meridian Center | Fort Myers



200,961 SF

Bonita Commons | Bonita Springs



64,988 SF

Palm Pointe Shoppes | Fort Myers



101,410 SF

2315 Tamiami Trail | Port Charlotte



15,500 SF



Using a platform of business applications which deliver actionable and measurable results, CRE Consultants' solution-oriented allied teams are dedicated to a fully-collaborative approach to help clients maximize the value of their real estate. Our success in maintaining strong relationships with clients stems from a commitment to understand each client's near-term and long-term investment goals. The company leverages its own proven track record, extensive market knowledge, and critical cost containment strategies to meet these objectives.

CONTACT

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