



Property Management

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WCRE Property Management  
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Marlton | Philadelphia | King of Prussia

# WCRE Property Management

WCRE Property Management is a comprehensive service geared toward improving the performance of closely held commercial properties, including office, retail, medical, and industrial uses. We work closely with you to understand your overall investment goals, and develop an operating plan to maximize financial returns and increase tenant satisfaction.

Our team is attentive and highly responsive to the individual needs of our clients, as well as their tenants. We recognize that no two buildings are the same. That's why we tailor our services and our pricing to meet your company's unique needs.

## OUR SERVICES

Our management team is cross-trained in all aspects of property management, giving you confidence that our comprehensive understanding of property operations will help lead you to a successful future.

### ***Our property management services include:***

- Collection and accounting of rents.
- Property inspections and preventative maintenance.
- Supervision of contractors and vendors, including scope of services for vendor bidding.
- Preparation of fiscal operating budget.
- Maintenance of property records.
- Expense control and revenue maximization.
- Dedicated tenant service representatives.

We work aggressively to reduce operating expenses, increase operational efficiencies, collect receivables, maintain and improve tenant relationships, and generate positive asset transformation, all with the ultimate goal of increasing the net returns for our clients.

**Increase the Net Returns  
on Your Properties**

# Case Studies • • • • • • • • • •



## New Ownership - Mixed Use/Multi-Tenant Conversion

- ▶ Oversaw the full service management of the building as a 23,500 SF single-tenant property including vendor management, tenant relations, all accounting, facility management and monthly reporting to ownership.
- ▶ After a few years, the building took on new ownership and was converted to a mixed use, multi-tenant property.
- ▶ Oversaw construction fit outs and meetings with the General Contractor.
- ▶ Continued full service management on the building after construction.
- ▶ Bid out projects for the building including new exterior signage, new awning, façade signage and building directory; some of which included pulling permits with the Township
- ▶ Worked with attorneys throughout eviction process.
- ▶ Successfully reduced annual operating costs on a continual basis.



## Full Service Management

- ▶ Full service management on 12,300 SF multi-tenant medical building including vendor management, tenant relations, all accounting, facility management and monthly reporting to ownership.
- ▶ Oversaw construction on building including roof replacement, sink hole repairs, exterior maintenance and parking lot mill/repave (this part is happening soon).
- ▶ Successfully reduced annual operating costs on a continual basis.



## New Ownership - Complete Building Renovation

- ▶ Awarded property management when vacant building took on new ownership.
- ▶ Meetings with vendors for security and fire alarm management.
- ▶ Negotiate with insurance companies for vacant building coverage/on-site safety issues.
- ▶ Maintaining accounting during construction process.
- ▶ Meetings with G.C. and on-site inspections during the process of conversion from 13,250 SF daycare to multi-tenant medical building.
- ▶ Correspondence with out of state tenants regarding fit out and access questions.



## Wolf Commercial Real Estate | CORFAC International

A full-service commercial real estate brokerage and advisory firm specializing in office, retail, medical, industrial, and investment properties in Southern New Jersey and the Philadelphia region. We provide a complete range of real estate services to commercial landlords, tenants, investors, developers, banks, commercial loan servicers and

companies, guided by our total commitment to our clients and our community. Our team is devoted to building successful relationships, and we provide each client the highest levels of responsiveness, attention to detail, and communication even after the transaction is complete.

### WCRE 360° MARKETING APPROACH

**“WCRE has developed a unique and highly successful marketing approach - WCRE 360°”**

This approach reflects our understanding that each property is different, and the needs of each client.

WCRE 360° allows us the flexibility to communicate at the pace and frequency that will be most effective in reaching each targeted audience segment



## SERVICES

- Owner Representation
- Tenant & Buyer Representation
- Appraisal & Advisory Evaluation
- WCRE Property Management
- Real Estate Investments
- Corporate Lease Portfolio Management
- WCRE Capital Advisors

## SPECIALITIES

- Office
- Retail
- Warehouse/Industrial
- Healthcare
- Investments
- Land Sales
- Educational/Special Purpose