

CB Richard Ellis Ft. Myers-Naples provides comprehensive **ASSET SERVICES**

OUR MISSION

Deliver superior results for stakeholders by:

- Putting the client first—always
- Collaborating across markets and service lines
- Thinking innovatively, but acting practically
- Providing a rewarding work environment

OUR APPROACH

Focus on maximizing value while adhering to the highest level of service ensuring the most cost-effective operation

Provide our client accurate, timely property accounting & reporting

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Naples, FL 34102
239-659-1447



www.cbre.com/ftmyers-naples

MENU OF ASSET SERVICES

ASSET MANAGEMENT SERVICES

EXPENSE REDUCTION PROGRAM

- Control Building Operations & Costs
- Energy Management
- National Purchasing Programs
- Operations & Maintenance
- Property Branding & Marketing for selected properties
- Master Insurance Program
- Security Programs
- Premier Asset Services

TENANT MANAGEMENT

- Move-in Program Elements
- Operational Program Elements
- Regular Manager-Tenant Interaction Element
- Survey Programs

TECHNICAL MANAGEMENT

- Preventive Maintenance & Tenant Request Programs
- Electrical Maintenance
- Lighting Maintenance
- Energy Management Support
- Minor Roof Repairs
- HVAC Maintenance
- Work Order & General Maintenance
- Safety Programs
- On-Site Roving Service Delivery
- Property Storm Preparation

PROJECT MANAGEMENT

- Capital Improvements
- Project Management / Consulting
- Property Renovation
- Tenant Improvements

FINANCIAL MANAGEMENT

- Accounts Receivable / Payable
- Business Plan & Budget Preparation
- Detailed Monthly Reports
- Investment Analysis
- RE-Forecast
- Lease Monitor & Enforcement

COST CONTAINMENT PROGRAMS

- MRO Procurement
- National Purchasing Programs
- Vendor Alliance Programs

BROKERAGE SERVICES

ACQUISITION / DISPOSITION

- Appraisals
- Direct Tenant Solicitation (based on location, expiration, size & use)
- Direct Broker Interaction
- Landlord Representation

MARKET RESEARCH

- National Market Research Index
- Torto Wheaton Research
- Local Market Research
- Demographic Study / Traffic Counts

BROKER PARTICIPATION

- Offering up-to-date leasing materials to Tenant Representatives
- Providing a competitive commission to Tenant Representatives
- Promoting the Owner as flexible & responsive
- Transaction Management throughout the engagement
- Lease Negotiations

TENANT TOURS AND NEGOTIATIONS

- Property tours
- Tenant Space Studies

INVESTMENT SALES

- Acquisition / Sourcing
 - Due Diligence Assistance
- Disposition of all Property Types
 - Institutional
 - Private Markets
- Financing (CBRE Melody & Company)
 - 1031 Exchange
 - Co-Investment
 - Debt
 - New Ground Financing



CB Richard Ellis FtMyers-Naples provides a competitive fee structure & various service packages to suit our clients' needs.

SERVICE PACKAGE 1

Asset Management

- Tenant Management
- Technical Management
- Project Management
- Financial Management
- Cost Containment Program

FEE—Competitive with market standard *

SERVICE PACKAGE 2

Asset Management

- Tenant Management
- Technical Management
- Project Management
- Cost Containment Program

Excluding Financial Management

FEE—Competitive with market standard *

ADDITIONAL SERVICES

Brokerage Services

- Acquisition Disposition
- Market Research
- Tenant Tours & Negotiations
- Tenant Representation

Investment Sales

- Acquisition/Sourcing
- Disposition of all Property Types
- Financing (CBRE-Melody & Company)

FEE—Competitive with market standard *

Brokerage Services

- a) New Leases
- b) Expansions
- c) Renewals

***Adjusted based on size & scope**