



PROPERTY MANAGEMENT SERVICES

NEW JERSEY & PENNSYLVANIA



PROPERTY MANAGEMENT TEAM

Grace LaDelfa

Director of Property Management
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Brian Goren

Facilities & Property Manager
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John Henderson

Property Accountant
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James Smith

Maintenance Technician
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ABOUT WCRE TEAM

WCRE Property Management is a comprehensive service geared towards improving the performance of closely held commercial properties including office, retail, industrial, investment, healthcare, and life science.

Our Management Team is cross-trained in all aspects of property management and to think like an owner; giving you confidence that our comprehensive understanding of property operations will help lead you to a successful future.

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 to meet your company's unique needs.



OUR SERVICES

- **Financials & Operations**
- **Personnel Management**
- **Contract Service Management**
- **Capital Project & TI Management**
- **Administration & Tenant Relations**
- **Maintenance Management**

The WCRE Team works closely with owners and landlords to understand the objectives and goals for each property. We delivery high-quality services with a top-notch property management team with decades of experience in all aspects of Commercial Property Management operations. Our process-driven approach to increase efficiencies, reduce investor risk and drive performance and profitability.

Our team is trained to think like an owner and to deliver a stellar customer service experience to our clients and tenants.

**INCREASE EFFICIENCIES,
PERFORMANCE & PROFITABILITY**

OUR PROPERTY MANAGEMENT SERVICES



Financials & Operations

- Operation Budget
- Rent Roll & Collection
- Accounts Receivable & Payable
- Financial Reports
- CAM Reconciliation



Personnel Management

- Contract with others to provide necessary workforce
- Personnel Supervision



Contract Service Management

- Develop scope of work for seasonal contractors
- Bidding Process
- Execute Contract and WFH for all contracts
- Contract Supervision



Capital Project & TI Management

- Develop scope of work
- Bidding Process
- Construction Schedule
- Signage
- Construction Updates
- Tenant Communication
- Inspection
- Contract Supervision



Administration & Tenant Relations

- Tenant Certificate of Insurance
- Contract Service Insurance Management
- Record Keeping
- Tenant Communication
- Implementation of Policies & Procedures
- Insuring the investment
- Maintain Local, State & Federal Regulations
- Quarterly owner's reports

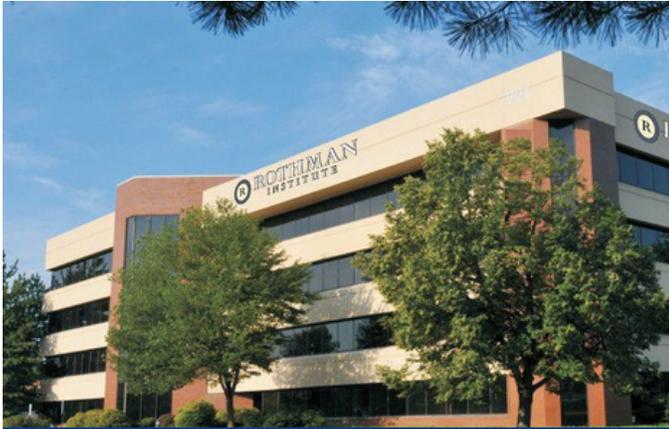


Maintenance Management

- Property Inspection
- Preventative Maintenance
- Curative Maintenance
- Deferred Maintenance
- Analysis of repairs vs. replacement
- Work order system

PROPERTY PORTFOLIOS

NEW JERSEY & PENNSYLVANIA



MULTI-TENANT OFFICE & MEDICAL



SINGLE TENANT MEDICAL



MULTI-TENANT MEDICAL



MULTI-TENANT MEDICAL



MULTI-TENANT OFFICE



MULTI-TENANT OFFICE & MEDICAL PORTFOLIO

PROPERTY PORTFOLIOS

NEW JERSEY & PENNSYLVANIA



MULTI-TENANT OFFICE



MULTI-TENANT MEDICAL



MULTI-TENANT MEDICAL



MULTI-TENANT OFFICE & MEDICAL



MULTI-TENANT RETAIL & OFFICE



MULTI-TENANT MEDICAL

PROPERTY PORTFOLIOS

NEW JERSEY & PENNSYLVANIA



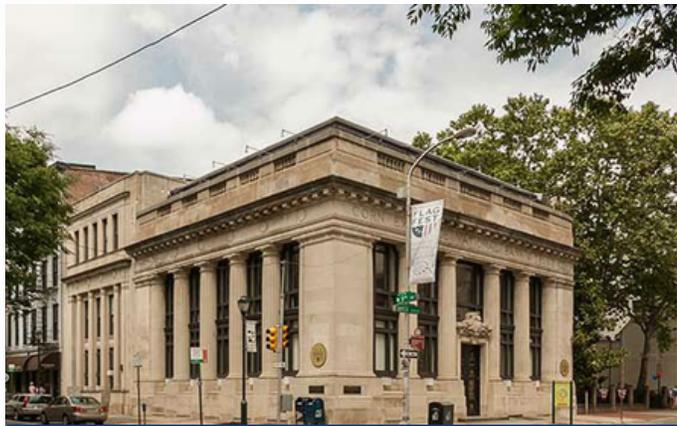
SINGLE TENANT MEDICAL



LAND INVESTMENT



LAND INVESTMENT



SINGLE TENANT OFFICE



LAND INVESTMENT



MIXED USE OFFICE

MARKETING APPROACH

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

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



WCRE's marketing approach is both high-tech and high-touch. We leverage our online expertise to exponentially increase the attention we earn for your property. We bring our strong social media presence to draw further attention to your property.

The WCRE 360 Marketing Approach is a successful unique strategy that utilizes all resources both digitally and in-person to provide your property with the most visibility.

SPECIALTIES

- OFFICE
- MEDICAL / LIFE SCIENCE
- RETAIL
- INDUSTRIAL
- INVESTMENTS
- EDUCATIONAL / SPECIAL PURPOSE

MEET THE WCRE PROPERTY MANAGEMENT TEAM



Grace LaDelfa

Grace has experience in a variety of industries - legal, energy, international business, and commercial real estate. Grace managed a portfolio of commercial real estate in South Jersey including marketing of the properties, strategic research, and administrative operations. Her diverse background and knowledge has provided her the skill set to assist in all facets of business.

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Brian Goren

Brian has experience as a commercial real estate broker and facilities manager. He has an understanding of all sectors in the CRE industry, specializing in retail, healthcare, industrial and office. He previously owned a successful restaurant business in Philadelphia. This experience has afforded him to truly understand how to think like an owner when it comes to property management.

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John Henderson

John possesses more than seven years of extensive property accounting experience within prominent property management companies located in the Philadelphia region. His remarkable expertise, profound knowledge, and meticulous attention to detail offer owners a seamless and worry-free financial supervision of their esteemed assets.

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James Smith

James has over 10 years of property management maintenance experience in both residential and commercial properties. His carpentry, maintenance and electrician skills and knowledge provides a safe environment for all tenants and gives piece of mind to owners when commercial maintenance or problems arise.

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