



PROPERTY MANAGEMENT SERVICES

NJ | PA | NY



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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.



- **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

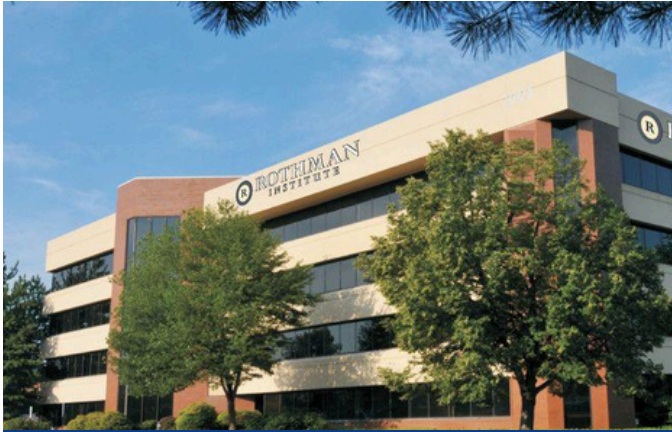


Maintenance Management

- 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



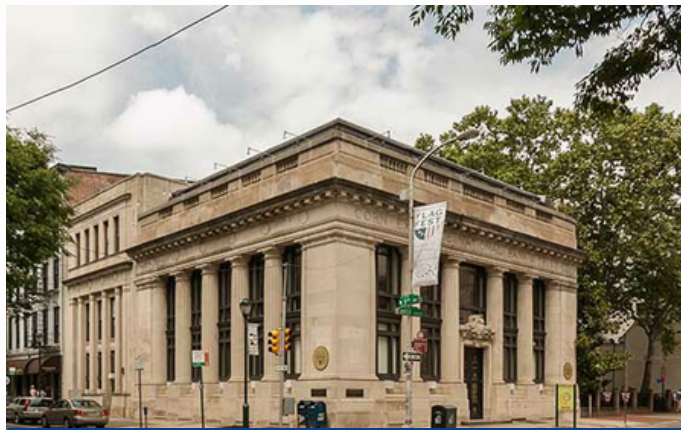
VETERAN HOSPITAL



OFFICE CONDOMINIUMS



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



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