WCRE
PROPERTY MANAGEMENT

PROPERTY MANAGEMENT SERVICES

NJ | PA



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ABOUT WCRE TEAM

WCRE Property Management is a comprehensive service platform designed to enhance the performance and value of closely held commercial properties.

As the premier Commercial Property Management specialist in the South Jersey and Philadelphia region, WCRE Property Management delivers full-service management solutions across a diverse range of asset types; including office, retail, industrial, medical, healthcare, life science, investment, condominium associations, REO, and receivership properties.

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 dedicated team combines deep market knowledge with hands-on expertise to provide tailored management strategies that drive efficiency, strengthen tenant relations, and maximize long-term returns for property owners and investors alike.

OUR SERVICES

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

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.

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.

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

INCREASE EFFICIENCES, 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
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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



MULTI-TENANT OFFICE



MULTI-TENANT OFFICE



MULTI-TENANT OFFICE & MEDICAL PORTFOLIO



MULTI-TENANT OFFICE



MULTI-TENANT OFFICE

WCRE PROPERTY MANAGEMENT

CORFAC INTERNATIONAL

PROPERTY PORTFOLIOS

NEW JERSEY & PENNSYLVANIA



SINGLE TENANT MEDICAL



MULTI-TENANT MEDICAL



OFFICE CONDOMINIUMS



OFFICE CONDOMINIUMS



MULTI-TENANT RETAIL



MULTI-TENANT RETAIL

PROPERTY PORTFOLIOS

NEW JERSEY & PENNSYLVANIA



MULTI-TENANT OFFICE & MEDICAL



MULTI-TENANT OFFICE & MEDICAL



SINGLE TENANT OFFICE



MIXED USE OFFICE



SINGLE TENANT INDUSTRIAL



MULTI-TENANT OFFICE PORTFOLIO

WCRE PROPERTY MANAGEMENT

CORFAC INTERNATIONAL

MARKETING APPROACH

WCRE offers a comprehensive property management and leasing solution through our innovative WCRE 360 approach, tailored to meet the specific needs of each property and client.

Our unique strategy blends a full range of marketing techniques to ensure your property receives the visibility it deserves. From expert property management and leasing support to fostering strong tenant relations, our dedicated team integrates both traditional and digital methods to maximize exposure and retention.

We employ a variety of marketing channels, including property signage, print media, social media engagement, email campaigns, and SEO-optimized content, all aligned with Google's algorithms. Our approach leverages current social media trends, ensuring your property stays in front of the right audience. With over 20,000 followers across LinkedIn, Twitter, Facebook, and Instagram,

WCRE not only drives attention to your property availabilities but also keeps clients and partners informed of the latest trends in commercial real estate.

In addition to marketing and leasing support, WCRE enhances tenant satisfaction through regular tenant appreciation events, helping to build a strong sense of community and increase tenant retention.



These efforts, combined with our WCRE 360 strategy, ensure your property is both highly visible and well-supported, driving long-term success for both ownership and tenants.

SPECIALTIES

- OFFICE
- MEDICAL / LIFE SCIENCE
- RETAIL
- CONDO ASSOCIATIONS
- INDUSTRIAL
- INVESTMENTS
- EDUCATIONAL / SPECIAL PURPOSE
- REO & RECEIVERSHIP

WCRE PROPERTY MANAGEMENT

CORFAC INTERNATIONAL

MEET THE WCRE PROPERTY MANAGEMENT TEAM



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