



*Private Firm.
Personalized Results.
Since 1957.*



SALES LEASING INVESTMENT DEVELOPMENT MANAGEMENT APPRAISAL

WHY PROPERTY MANAGEMENT SERVICES?

RESULTS - THE HEGER WAY. *Property Management Services are not reactionary in nature, but proactive, identifying potential issues before they become real life problems.*

If you are searching for a management company to handle one or all components of your property, we would like to provide you with a complimentary proposal summarizing how we can help. Furthermore, we can provide you with a list of numerous existing accounts we currently handle that will tell you first hand how we have effectively reduced their liability as owners while increasing profits through a more organized, effective and proven system of management.

Following are only a few of the many benefits to working with The Heger Company and our Management Solutions Approach:

Single Point of Contact. Heger will interface with the tenants, coordinate the contractors, and manage the vendors. One person as your contact for all of your real estate needs with a veteran team of industry experts watching over your real estate.

Maximum Return on Your Investment. Allow us to implement the strategies needed to maximize your property's profit potential, which include a deferred maintenance and cost recovery program as well as reduced vacancy coupled with market value rents.

Minimize Liability. Trust in the knowledge you are working with a third party with over 50 years of experience who is licensed, bonded and insured for your peace of mind implement strategies designed to limit your liability.

Collection of Rents. Heger will invoice your tenants on a monthly basis for the rents due. We work with tenants and owners to enforce late fees, collecting pass throughs and creating and sustaining consistency for all future rental payments.

Proper Accounting. We provide clear, concise and accurate financial reporting collected and compiled through Yardi Professional Management Software and reviewed annually by a third party Certified Public Accountant. Let us also collect and compile the needed information for the filing of your tax returns.

Construction Management. We will help you assess property improvements where you can benefit from the established relationships we have built with reputable vendors over the last 50 years.

Lease Negotiations. Since 1957, we have been negotiating lease agreements designed to minimize tenant conflicts while protecting the property and maximizing your return.

Asset Preservation. Let us provide proper maintenance and upkeep on a routine, consistent basis while managing your tenants and their use of the property; a critical tool in the preservation of the value of your investment.

Trends, Data & Market Knowledge. You benefit from our affiliations with The Law Insider, CCIM, SIOR, IREM, AIR, CoStar, LoopNet, Smith Guide, and Property Line where we are privy to information on the latest trends, market data and legal issues needed for effective property management.

Emergency Response. We serve as your solution for emergency response. Are you equipped with the necessary personnel, vendors, contractors and knowledge to handle any emergencies associated with your property no matter what time they may occur? We can fill this void.



Commercial & Industrial Real Estate Since 1957

Call The Heger Company today to discuss your real estate needs.

The Heger Company

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