



Fratzke Commercial Property Management Services, LLC



The Ultimate Guide to Commercial Property Management in Central Oregon



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Why Commercial Property Management?

Commercial real estate is a cornerstone investment for many individuals and businesses. The appeal of these properties lies in their ability to generate steady rental income and potential for significant appreciation.

However, managing such properties can be challenging, especially in a competitive market like Central Oregon. That's where commercial property management companies step in, acting as a valuable ally in managing, maintaining, and maximizing your investment.

So, should you consider a property manager for your Retail, Office, Industrial, or specialty properties in Central Oregon? What should you expect from an excellent Commercial Property Manager? This guide will answer those questions (and more) about Commercial Property Management, highlighting the benefits and best practices for Central Oregon Real estate investors.





What Does a Commercial Property Management Company Do?

A Commercial Property Management Company takes care of the daily operations associated with your Commercial Property Investment and protects your most valuable asset.

Tasks generally include working cooperatively with Commercial Brokers to market properties For Lease, sourcing and managing tenants, overseeing and scheduling maintenance, regular inspections, and handling financial aspects like rent collection, budgeting, and financial reporting. Commercial property managers are also involved in legal aspects such as lease negotiations with Brokers, property inspections, evictions, and compliance with Federal and State property laws and regulations and associated agency Rules and Regulations.

A Commercial property manager and broker can also help you build your Commercial real estate portfolio by helping you find exceptional properties with excellent potential for returns. In a market like Central Oregon, having a resource like this can help you with acquisition and disposition of your properties in order to maintain a consistently well producing asset.



The Benefits of Using a Commercial Property Management Company for Central Oregon

Choosing to employ a Commercial property management company to oversee your commercial property in Central Oregon offers numerous benefits:

★ **Expertise in Tenant Management:**

A Commercial property management company will have the necessary knowledge and experience to manage relationships with tenants, keeping vacancy at a minimum, handling everything from leasing to collecting rent, managing compliance with lease, tenant improvements/ buildouts, and lease default situations (if necessary).

★ **Effective Marketing with Brokerage :**

Commercial Property managers and their leasing team know the Central Oregon leasing market (including the submarkets) and can utilize their networks and resources to attract quality business tenants for your Commercial property(ies).

★ **Maintenance and Repairs:**

An experienced Commercial property management company understands Central Oregon properties and takes a proactive approach to regular maintenance and emergency repair responses, ensuring your property remains in prime condition to maximize occupancy maintaining the integrity of your investment.

★ **Maximizing return on investment with NNN Leases:**

Commercial property managers can guide and analyze property expenses and manage Common Area Maintenance (CAM) expenses ensuring that all expenses are passed are passed back in pro-rata share to the Tenants.

★ **Compliance with laws and regulations:**

A Commercial property management company stays updated with all the legalities, ensuring your property remains compliant.

Commercial Property maintenance is a central strategy for longevity, financial success, and appreciation. Unfortunately, it can also be a time-consuming and document-heavy process. Thankfully, Fratzke Commercial Property Management Services in Bend, Oregon are experienced in maintenance and up-to-date with the latest trends for buildings in the area.

Our experts at Fratzke Commercial Property Management understand the importance of commercial property maintenance best practices. Connect with our team to learn more about how we keep buildings in top condition!





How Property Managers Manage Commercial Tenants to Maximize Investor Revenue

Owning commercial buildings in Central Oregon is only part of building wealth through Commercial Real Estate. Property owners also need businesses to lease their property as tenants.

Then, even with tenants in place, they don't (and shouldn't) manage themselves! Investors/Property Owners need the right partner to find excellent businesses for commercial properties, then manage the relationships to generate the necessary returns.

★ **Tenant acquisition:**

With Commercial lease team screen potential tenants, and execute lease agreements.

★ **Rent collection:**

Property managers handle rent collection, ensuring payments are made on time and handling delinquencies.

★ **Tenant relationship management:**

They act as the point of contact for tenants, addressing queries, complaints, and maintenance requests.

★ **Lease enforcement:**

Property managers ensure tenants adhere to the terms of the lease and handle any violations.

★ **Evictions:**

Even in the best economy and market, sometimes businesses can't fulfill their lease terms. A property manager handles the eviction process, adhering strictly to legal procedures.

Without an experienced commercial property manager to find and manage business tenants, real estate investors risk losing money on high-vacancy properties.





How Commercial Property Managers Use Technology

Technology plays a pivotal role in modern property management, and it's crucial for real estate investors to consider a company that utilizes technology effectively to boost returns.

Some key applications include:

★ **Property Management Software:**

This can automate many daily tasks, including rent collection, maintenance requests, lease management, and financial reporting.

★ **Online Marketing:**

Digital platforms are a great way to advertise properties and reach a larger audience.

★ **Data Collection:**

We leverage technology through data collection and analysis to gain valuable insights on Industry trends, market leasing rates, what is happening within the Commercial Real Estate Market and other essential metrics.

★ **Smart Building Technology:**

Smart devices can help monitor and manage building systems, enhancing efficiency and reducing costs.

Data Analysis Tools:

These tools can analyze market trends and tenant behavior, helping make informed decisions.

Commercial property management companies that utilize cutting-edge technology can help investors reduce vacancy rates, maintain consistent cash flow, keep buildings in excellent condition, and reduce expenses.



Professional Best Practices for Property Maintenance

Regular maintenance is key to preserving the value of your property and keeping your tenants happy. Here's how the right property managers help maximize your ROI when investing in Central Oregon's commercial real estate.

★ Preventive maintenance:

Regular inspections and preventive maintenance can help avoid costly repairs in the future. Proactive maintenance also helps keep Tenant's, businesses and their customers happy.

★ Energy efficiency:

Upgrading to energy efficient lighting and and systems can significantly reduce operational costs for commercial property owners and their tenants.

★ Aesthetic appeal:

Having a well-maintained "pride-of-ownership" property can attract and retain quality tenants and maintain the value of your investment. Fratzke Commercial Property Management prides itself in the quality of its portfolio.



Monitoring budgets:

Your commercial property manager can help you set aside a portion of the monthly income for maintenance in a reserve account to ensure you have the funds when needed to keep your properties in excellent condition.

Experienced commercial real estate managers with Fratzke Property Management Services and re the full package — from helping you find the best properties for your portfolio to finding quality business tenants for your spaces, reducing vacancies, optimizing budgets, and ensuring you reach your financial goals through Central Oregon CRE investing.



How to Find the Best Commercial Property Management Company in Central Oregon

Now that you know the benefits of Commercial Property management and what a Commercial Property manager does for investors, how do you find the right fit?

Use this checklist to determine if a Commercial property management company meets your needs and “checks all the boxes” based on what’s most important to you in a commercial property manager.

Commercial Property Management Company Checklist

Company Name- Fratzke Commercial Property Management Services, LLC

★ Management Essentials

- ☐ Has proven expertise in commercial property management
- ☐ Effective marketing with commercial brokerage team to reduce vacancy rates
- ☐ Maintenance and repairs
- ☐ Understands competitive lease rates, CAM charges
- ☐ Follows compliance with local, state, and federal laws and regulations
- ☐ Delivers Thorough Landlord financial and property monthly reporting
- ☐ Can help with building acquisition with commercial brokerage team



★ Tenant Acquisition and Management

- ☐ Has resources for tenant acquisition working cooperatively with commercial lease team
- ☐ Handles on-time lease rate and CAM collections
- ☐ Expert tenant relationship management and problem solving/troubleshooting
- ☐ Enforces the lease documents
- ☐ Handles legal matters with Landlord attorney, evictions and other default issues



★ Technology Utilization

- ☐ Utilizes Property management software
- ☐ For Lease Marketing with Commercial leasing team
- ☐ Property Security
- ☐ Smart building technology Data analysis tools
- ☐ Property Owner log-in portal



★ Maintenance Best Practices

- ☐ Conducts preventive maintenance/elevator inspections per Oregon Law/local codes
- ☐ Improves energy efficiency within the subject property
- ☐ Maintains aesthetic appeal of buildings/works within scope of Oregon Property Management law
- ☐ Monitors budgets and monitors financials keeping integrity of Property Owner's investment



OPTIMIZE YOUR COMMERCIAL PROPERTY MANAGEMENT

All the boxes are checked at Fratzke Commercial Property Management Services, LLC.

Successful management of your commercial real estate requires skillful stewardship of the physical space, tenant relationships and your reputation in the marketplace. Our team of commercial real estate management experts leads and exceeds industry standards providing effective and efficient commercial management strategies.

Please call us today for more information and for your confidential property review.



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