

Questions to Ask

Before Choosing a Commercial Property Management Firm

The process of selecting the right property management firm can be a tedious task in today's complex real estate market. Ideally owners want a trained and creative real estate manager who can achieve the maximum return on assets by improving cash flow, retaining tenants and increasing the value of the investment. With a number of property management firms in the area, owners often feel lost about how to select one that best fits the needs of their property.

What to Look For

To find the right property manager for your investment, you should start by asking if the management company's expertise matches that of the building. Is the investment an office, industrial, medical or retail building? Does the building have a vacancy or maintenance problem?

What's Their Reputation

A good management company should have a solid word-of-mouth reputation for providing professional services in the area, so ask around to determine the company's standing in the business community.

Insurance?

It's important that the management firm has sufficient insurance coverage, good loss prevention and risk management programs, and depositor's forgery and alteration insurance. Avoid a management firm with conflicts of interest that may prevent you from getting the highest value.

What services can be expected?

Property management firms don't always provide the same services across the board. Some firms specialize in a limited number of services, while others provide a broad range. It's important to ask the firm what specific services they will provide, and work out a comprehensive written management agreement with them.

Final Selection

The right firm will provide the services needed to support and sustain the owner's property, financial stability, professional opinions and integrity required in today's competitive real estate market.

Cozad's Services

Cozad serves the commercial real estate market of Saint Louis by combining a vast amount of brokerage, property management, and consulting experience with a hands-on approach to customer service that delivers results. Cozad helps clients succeed every day in key areas such as:

- Property Management
- Tenant/Buyer Representation
- Leasing and Management
- Investment Advisory Services
- Construction Management
- Maintenance Services
- Development Management
- Portfolio Management
- Strategic Planning

We welcome the opportunity to earn your business. Please call us at any time to see how we can enhance the value of your property.

Contact Information

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com

G.T. Cozad, III
(314) 646-3303
gt3@cozadgroup.com

Cozad Property Management Co.
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

