



**New South
Properties**
OF THE CAROLINAS, LLC



PROPERTY MANAGEMENT SERVICES

OUR SERVICES INCLUDE:

- Develop and Maintain Outstanding Tenant Relations
- Monthly Financial Reporting
- Establish and Follow Owner Approved Annual Budget
- Manage Rent Collections
- Hire and Supervise Vendors
- Administer Service Contracts
- 24/7 Emergency Response
- Regular Property Inspections and Reports
- Track Lease Renewal Schedule
- Develop and Execute Owner Approved Capital Improvement Projects
- Manage Construction Services for Tenant Upfits

The New South Properties management team understands that property owners desire creative and innovative thinking from a management provider in order to obtain optimal performance for the asset. We recognize that each of our clients is unique, and we are able to provide customized management solutions to meet the specific needs at each property managed in an effort to maximize value for our clients and investors.

We will evaluate the overall efficiency, effectiveness and safety of historical management practices at your property and will then work tirelessly to implement the appropriate plan that will allow us to improve upon the past. Our high level of attention to all property management issues guarantees improvements in areas like tenant satisfaction and retention while enhancing net operating income and value for your real estate asset.

OUR SERVICES INCLUDE:

Rent to Sales Ratio. An early warning sign of possible rent default by a tenant is when their rent to sales ratio exceeds certain recognized industry benchmarks. As property manager, we pay close attention to this indicator, and are able to act in advance of problems in an effort to prevent defaults and unanticipated vacancies.

Retail Sales Audits and Percentage Rent. Under your direction, we are capable of evaluating and auditing selected tenants that may be performing close to their percentage rent breakpoint. Miscalculated percentage rents have a direct impact on your property's bottom line and should be checked for accuracy, if called for in a lease at your property. Our goal is to maximize value for our clients!

