

EGBR
COMMERCIAL
PROPERTY MANAGEMENT

COMMERCIAL PROPERTY MANAGEMENT

YOUR PROPERTY. PROFESSIONALLY MANAGED.

Owning commercial real estate should not mean managing every invoice, maintenance request, vendor issue and tenant concern yourself. EGBR Commercial Property Management provides full-service commercial property management designed to protect the property, support its tenants and give ownership a clear understanding of how the asset is performing.

PROFESSIONAL MANAGEMENT. LASTING VALUE.

Serving the Treasure Valley and surrounding areas

FULL-SERVICE PROPERTY MANAGEMENT

A coordinated approach to the day-to-day financial, physical and tenant-facing responsibilities of commercial property ownership.

01 PROPERTY OPERATIONS

Inspections, maintenance coordination, preventative maintenance, building systems oversight and emergency response coordination.

02 FINANCIAL MANAGEMENT

Rent collection, accounts payable and receivable, monthly reporting, annual budgeting and property-level financial oversight.

03 TENANT RELATIONS

Professional communication, service requests, tenant notices and move-in and move-out coordination.

04 LEASE & CAM ADMINISTRATION

Lease abstracting, critical date tracking, operating expense administration, CAM reconciliations and billing adjustments.

05 VENDOR MANAGEMENT

Vendor sourcing, contract administration, service monitoring, invoice review, competitive bidding and document tracking.

06 PROJECT MANAGEMENT

Repairs and improvements, bid coordination, vendor scheduling, budget tracking and project completion oversight.

THE EGBR APPROACH

Every property is different. Its management plan should be too.

01

UNDERSTAND

Review the property, leases, contracts, operating history and ownership objectives.

02

ORGANIZE

Establish property files, vendor relationships, recurring obligations, financial controls and reporting procedures.

03

OPERATE

Oversee the daily financial, physical and tenant-facing responsibilities of the property.

04

REPORT & PLAN

Provide consistent owner reporting, property updates and recommendations for upcoming needs.

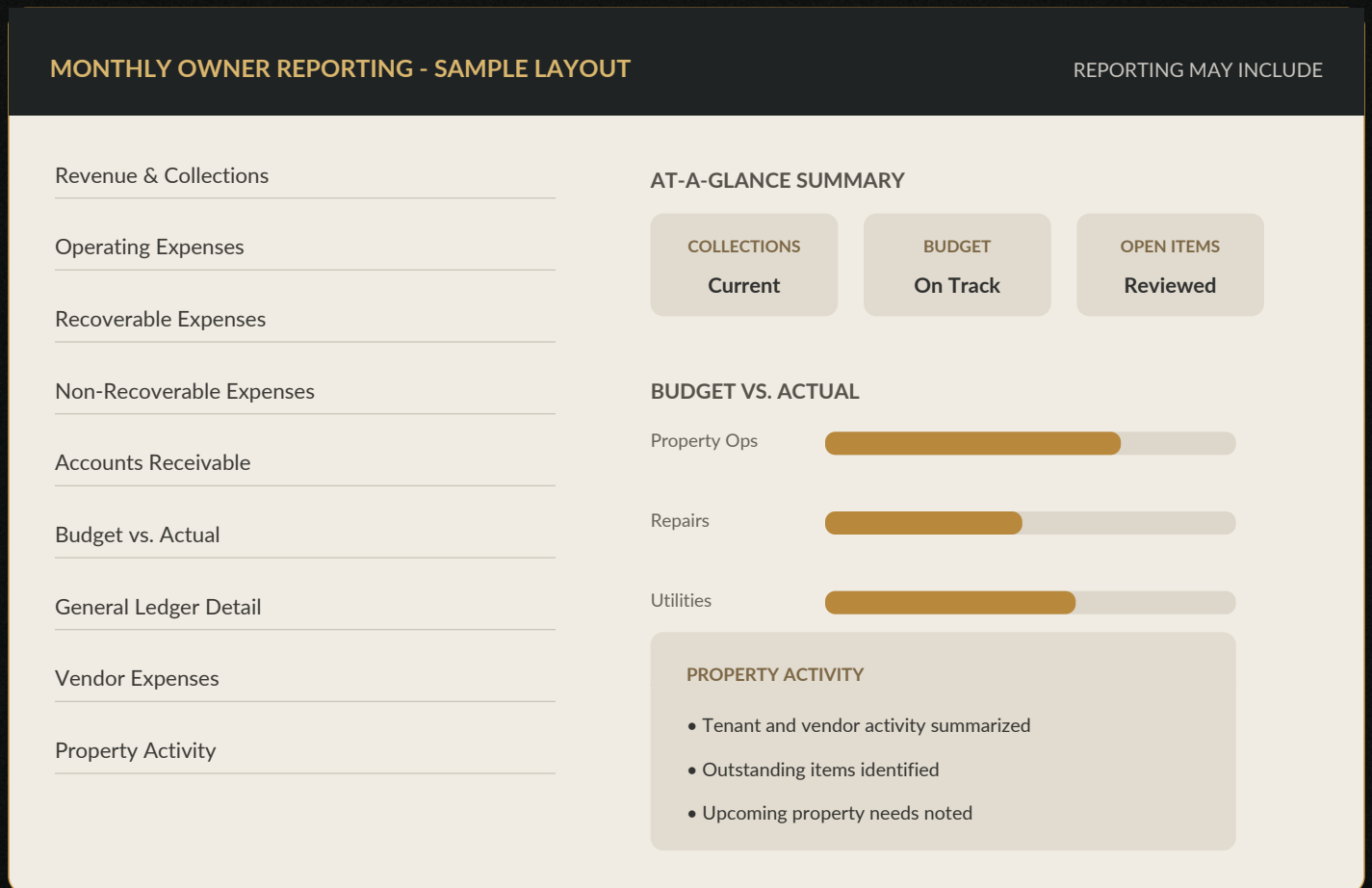
OWNER-MINDED MANAGEMENT

Clear priorities. Organized operations. Consistent communication.

MANAGEMENT YOU CAN SEE.

Clear reporting. Proactive communication. Accountable operations.

Ownership should not have to wonder what happened at the property last month - or where the money went. EGBR is built around organized operations and transparent reporting that helps ownership see the financial and physical performance of the asset.



Designed to give ownership a clear, organized view of property operations - without digging through disconnected emails, invoices or spreadsheets.

OWNER-MINDED MANAGEMENT

A property management relationship built around visibility, responsiveness and attention to the asset.

01

PROACTIVE PROPERTY CARE

Helping address issues before small problems become costly ones. Routine oversight, maintenance coordination and clear follow-through keep the property moving.

02

RESPONSIVE TENANT SERVICE

Professional communication and coordinated service requests support tenant satisfaction while keeping ownership informed.

03

FINANCIAL OVERSIGHT

Organized reporting, invoice review, collections tracking and attention to property-level expenses provide clearer financial visibility.

04

STRATEGIC COORDINATION

Working with ownership, vendors, contractors and your chosen brokerage professionals toward the same property objectives.



LET'S TALK ABOUT YOUR PROPERTY.

Whether you're transitioning from another management company, managing the property internally, or preparing an asset for its next stage, EGBR can develop a management structure around your property and ownership objectives.

EGBR COMMERCIAL PROPERTY MANAGEMENT

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