

Professional Real Estate Services

Property Management

Property management is the process of overseeing and supervising the ongoing operations of a real estate asset. These assets include retail shopping centers, office buildings, apartment communities, home owner's associations (HOAs), single family homes, and industrial, warehouse and flex complexes. Property management services include assistance in the day-to-day plans, policies, and programs emphasizing tenant relations, maintenance, and repairs of the asset. Additional duties include supervision of janitorial services, scheduling routine maintenance, rent collections, payment of property taxes & insurance, leasing activities, tenant responses/complaints, and public relations for the property. A good property management firm will relieve the asset owner from the worries associated with the ownership of income producing real estate.

Brokerage

The state of Colorado recognizes several forms of Agency offered by licensed Brokers. These Agency relationships between consumers who are looking to purchase, sell, rent or lease property and Brokers offer a significant amount of assurance and protection to the public. However, beyond licensing requirements imposed by the state a consumer should expect their Broker to have knowledge of markets and submarkets, community master plans, special

district overlays, improvement districts, zoning codes, property type and construction methods, materials and designs. With the complex nature of the real estate transaction a Broker can assist and educate the consumer throughout the real estate transaction.

Fee Development

Fee development, also known as assignment based development, helps clients manage their time and money more effectively by offering services that allow them to concentrate on their core business. Services offered include needs analysis, land acquisition assistance, design development, entitlement processing and construction oversight.

Construction Oversight

Construction oversight services provide a communication link between the project owner, the engineer/architect, the contractor and the financing agency. Through the on-site review provided by construction oversight firms project owners are assured of their projects compliance with design, permit conditions and funding agency requirements. From idea conception to grand opening, construction oversight helps bring a project to completion on time and on budget.

Maintenance Services

Property maintenance tends to be more involved than most people realize. In fact, although the business can be as simple as handyman general re-

pairs it can also be as complicated as onsite contractors and code management.

Consulting

Real estate consulting includes the evaluation of an existing operation or needs analysis and cost projections for a new real estate venture. Working with municipalities, architects, contractors, certified public accountants and financial institutions a consultant provides significant insight into a real estate assts profitability.

J V Participation

Joint Venture participation requires a development strategy, understanding of the liquidity, yield, and risk of a project, financial leverage, and cooperation between the land owner, developer and equity partner team.

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Katchen Company has been "*Building Vale in Real Estate*" for nearly 50 years.

Property Management

- Retail
- Office
- Apartments
- Warehouse
- Industrial
- Flex

Brokerage

- Seller Representation
- Buyer Representation
- Lessor Representation
- Lessee Representation

Fee Development

- New Construction
- Remodel

Construction Oversight

- New Construction
- Remodel

Maintenance Services

- Porter Services
- General Repairs

Consulting

JV Participation