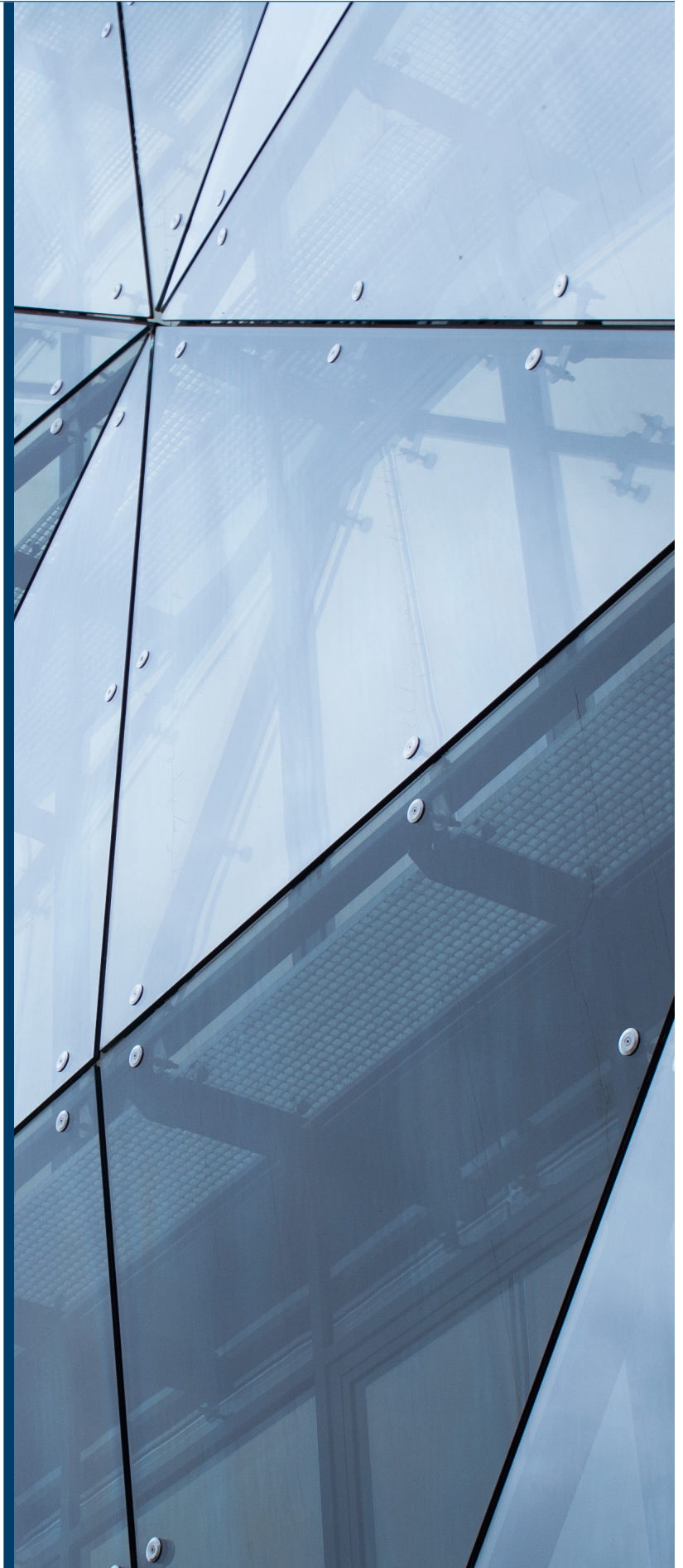


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NATIONAL

# Property Management Services



**NEWMARK**

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**OUR PLATFORM BY  
THE NUMBERS**

215M

square feet of real estate  
managed nationwide

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1,500

experts anticipating  
clients' every need

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1,700

assignments  
managed

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400

clients trusting  
in Newmark

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**WHERE WE ARE**



170 Global  
Office Locations  
Serving:

- Office Buildings
- Industrial, Manufacturing and Warehousing Facilities
- Retail Shopping, Free-standing and Community Centers
- Medical Office Buildings and Facilities
- Data Centers
- Life Science / Lab

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## SEAMLESS SERVICES AND CAPABILITIES PLATFORM



### Due Diligence and Property Inspections

- In-house engineers available for inspection of potential acquisitions
- Lease audits and abstracts
- Property inspection reports with recommendations and pricing for repairs and improvements



### Accounting and Financial Reporting

- SSAE18 and SOC 1 Type II certified
- Primary software platform is MRI
- Customizable financial reporting
- Internal audits



### Operating Expense Controls

- Operating expense analysis
- Evaluation of property services
- Property insurance standards
- Vendor partnerships for operating efficiencies
- Vendor performance-based contracts



### Facilities and Data Center Management

- End-to-end management of internal facility requirements
- Cost reduction strategies
- Financial forecasting and reforesting
- Operations and staffing/operations guide
- Standard operating procedures
- Environmental health and safety
- Computerized maintenance
- Documentation management



### In-House Maintenance and Engineering

- Quality controls
- Equipment and warranty inventory
- Preventative maintenance programs
- Repair and maintenance tracking



### Insurance and Risk Management

- Preliminary physical reviews/detailed analyses of potential and existing investments
- Property operating expenses analysis
- Financial condition of the building's tenant analysis



### Receivership/Asset Restructuring

- Stabilize and maintain the property
- Prepare accounting for property
- Maintain adequate levels of property and liability insurance
- Negotiate and modify leases



### ESG (Environmental, Social, and Governance)

- Utility Data Collection (electricity, natural gas and water)
- CO2 Emission calculations and GHG inventory
- Energy Reduction Strategies
- Net Zero Strategies
- Renewable Energy Supply
- Renewable Energy Credit Strategies



### Security and Life Safety Expertise

- Risk management
- Emergency procedures
- Tenant education
- Continuity planning
- Situational awareness training
- Command center oversight



### Project Management

- Strategic project planning
- Value engineering and pricing
- Tenant and capital improvements
- Project budget estimates

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## Our management platform is designed to deliver integrated offerings and creative solutions, providing:

1

### Expert Insight

We start by building a management team tailored to your property, combining the right mix of skill sets, experience and local savvy for every client.

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2

### Strategic Partnership

Your goals are our goals. We stay in constant communication to achieve them, building trust through transparency and working with you every step of the way.

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3

### Flexible Approach

We think like owners to develop the most effective strategy for your unique property or portfolio. If conditions change, we're ready to flex and adapt to meet your evolving needs.

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4

### Increased Value

We tap into market intelligence and available tenant information to make the most of your investment, whether that means maximizing occupancy or minimizing operating expenses.

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5

### Asset Protection

Your assets are the essence of your business, and ensuring their longevity is at the heart of ours. That's why we evaluate each property to enhance aesthetics and find hidden efficiencies, helping your property appreciate faster.

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6

### Leading Technology

From powerful data analytics to seamlessly connected service, our proprietary technology is designed to make every aspect of property management smarter, simpler and faster.

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7

### 360° Solutions

Our Property Management experts work closely with specialists from groups such as Energy Management and Sustainability Programs, Consulting and Technology Services, and Lending and Financial Programs to anticipate and address all of your real estate needs holistically.

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**SELECT LIST OF CLIENTS  
WHO RELY ON NEWMARK  
NATIONALLY**



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**TECHNOLOGY  
INITIATIVES**

**Angus Systems**  
Tablet-Based CMMS

**Nexus Systems**  
Invoice Processing

**Electronic Tenant Solutions**  
Communication, Request and  
Operations Apps

**EMS Call Center**  
Emergency Support 24/7/365

**Kardin**  
Budgeting Software

**MRI Real Estate Software  
& Yardi Voyager**  
Accounting and  
Financial Management

**Newmark Today**  
Internal Intranet Database

**Office 365**  
Collaborative Work System

**Newmark Neighborhoods**  
Building App and CMMS

**Newmark Exchange**  
Procurement of Goods

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## We transform untapped potential into limitless opportunity.

### **At Newmark, we don't just adapt to what our partners need— we adapt to what the future demands.**

Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

### **Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship.**

We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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*Best-in-class services provided for:*

**OFFICE BUILDINGS**

**INDUSTRIAL BUILDINGS**

**MANUFACTURING FACILITIES**

**WAREHOUSING FACILITIES**

**FLEX BUILDINGS**

**RETAIL SHOPPING MALLS**

**RETAIL SHOPPING CENTERS**

**FREE-STANDING RETAIL**

**COMMUNITY CENTERS**

**MEDICAL OFFICE BUILDINGS**

**MEDICAL FACILITIES**

**DATA CENTERS**

**LIFE SCIENCE / R&D LABS**

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*For more information:*

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# NEWMARK