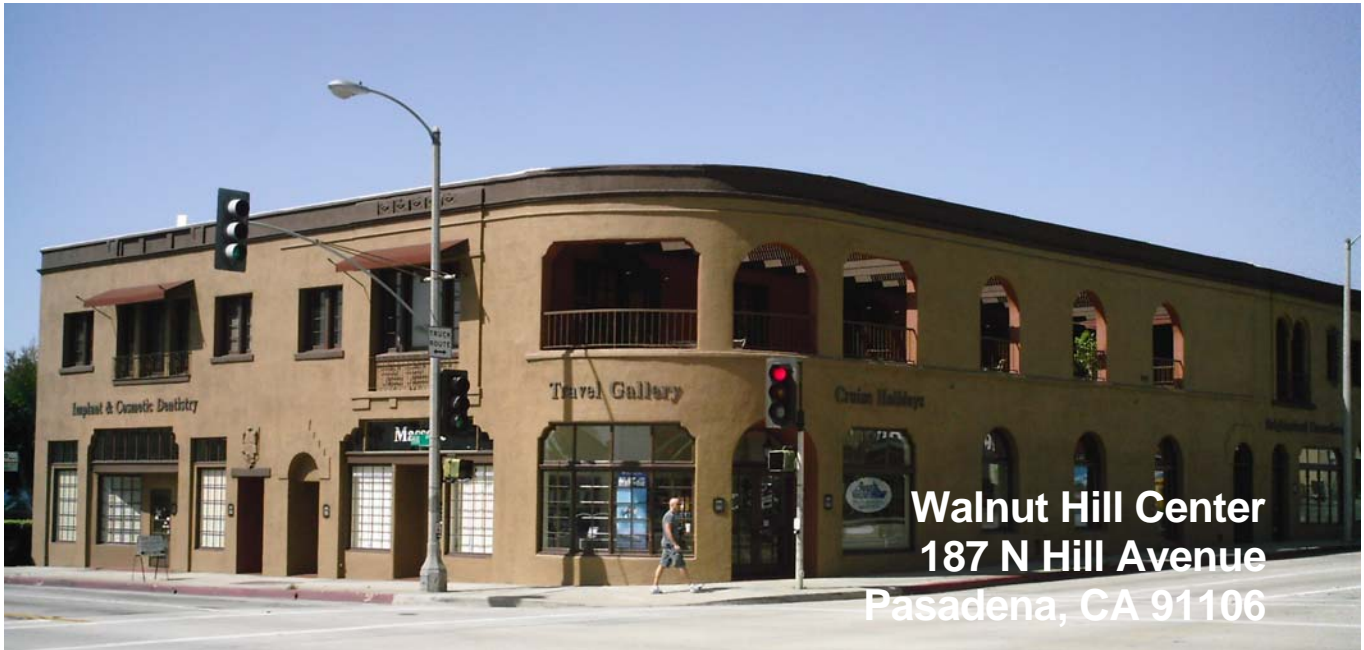


CASE STUDY- LANDLORD REPRESENTATION

We can help you with your goals



Situation

The owner passed away and left the building to his children. The new owners wanted to give the center more attention.

They hired a new management company. The new management company had plans to paint and give the center an overall facelift.

They needed to fill the vacant spaces to have the income to justify upgrading the building.

Solution

MacVaugh & Co. was hired as the Landlord Representative for leasing.

The Center had several vacancies; most of the center was leased as office. We started by leasing the ground floor spaces as retail and charging a NNN fee which was not included in the previous leases.

There was some turnover as leases came up and the rents were raised. We continue to raise rents as the market allows.

Results

The building was 100% occupied with new rents approximately 30% higher than the previous rates.