

## WHY GRANITE CITY?

*Granite City Real Estate is a dynamic real estate firm providing Rock Solid service to its clients. There are many real estate companies that claim to exceed your expectations, but at GCRE we deliver. Our seasoned leadership group has assembled a team of bright, talented professionals to help you achieve your real estate goals.*



### SERVICES OFFERED BY GCRE

- *Real Estate Investments*
- *Commercial Real Estate Brokerage*
- *Residential Real Estate Sales*
- *Group Sponsorships and Syndication Sales*
- *Residential Property Management (Apartments and Associations)*
- *Commercial Property Management (Office, Retail, Industrial)*



*58 10th Avenue South  
PO Box 647  
Waite Park, MN 56387*

*Office: 320.253.0003  
Fax: 320.253.0006*

*[www.GraniteCityProperties.com](http://www.GraniteCityProperties.com)*



**PROPERTY  
MANAGEMENT**

**ROCK SOLID PERFORMANCE**

## ABOUT PROPERTY MANAGEMENT

**G**ranite City Real Estate is among the largest property management companies in Central Minnesota. Our staff has over 100 years of combined experience and is led by a Certified Property Manager (CPM). We have extensive experience managing apartment communities, homeowner associations, senior living properties, affordable housing, as well as retail, office, industrial, and medical buildings. It is our goal to maximize the performance of your real estate investment by employing cost efficient, professional and principled management concepts for all property types.

### RESIDENTIAL PROPERTY MANAGEMENT

- Utilization of state-of-the-art software for comprehensive accounting and reporting
- Fully staffed leasing department
- 24 hour on call answering service
- Preventative maintenance programs
- Compliance with fair housing law
- Tenant retention program
- Hiring/managing on site staff
- Certified Residential Manager (CRM®)
- Collections department
- Annual budgets
- Vendor bidding



### COMMERCIAL PROPERTY MANAGEMENT

- Lease administration-tracking renewals, rental increases
- Annual CAM reconciliation
- Annual budgets-preparation and review with client
- Financial analysis – valuation, market pulse, buy – sell – hold
- Maintenance and operations
- Construction management services – tenant improvements, remodeling
- Security analysis – keyless entry, closed-circuit TV
- Receiverships – experience working with lenders and the courts
- Risk management

