

Maximize Your Asset Value: Smart Property & Facilities Management



For over 35 years, NAI Realvest has successfully assisted property owners in increasing net operating income (NOI). Effective property management plays a crucial role in enhancing NOI and overall asset value. Below are strategies and insights on how this can be achieved.

The Evolving Role of Property Managers

The role of property managers has dramatically transformed over the past decade. No longer limited to maintenance and tenant complaints, today's property managers are strategic leaders who drive asset value, tenant satisfaction, and operational efficiency. This evolution is fueled by advancements in technology, a growing focus on sustainability, and a tenant-centric approach.

As the commercial real estate (CRE) industry grapples with challenges such as rising operational costs and fluctuating vacancy rates, effective property management has emerged as a critical solution. According to Deloitte, forward-thinking property managers can increase asset value by up to 15%, making strategic property management indispensable for maintaining a competitive edge.

Why Strategic Property Management Matters in 2025

Property managers today are not just caretakers but also innovators, strategists, and relationship builders. By prioritizing tenant retention, leveraging data, and adopting smart technologies, they can unlock greater operational efficiency and financial returns. Key benefits include:

- **Higher NOI:** Increased efficiency translates directly to improved financial performance.
- **Improved Retention:** Personalized and proactive management keeps tenants longer.
- **Asset Appreciation:** Smart technologies and sustainable upgrades enhance property values.

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Strategies to Increase NOI

To maximize NOI, NAI Realvest focuses on the following strategies:

Increase Rental Income

- **Timely Collections:** Ensure the prompt collection of late fees on delinquent rents and timely reimbursements from common area expense billings.
- **Create Ancillary Income:** Explore opportunities for additional revenue through outparcels, kiosks, pop-ups, ATMs, billboards, cell towers, and similar ventures.

Decrease Operating Expenses

- **Leverage Insurance Policies:** Reduce insurance premiums by including your property under the umbrella of the NAI Realvest Master Insurance Policy.
- **Challenge Tax Assessments:** Contest property valuations and assessments to lower real estate taxes.
- **Optimize Budgets:** Prepare annual operating budgets and adjust them as needed to reflect current realities.

Conclusion

By implementing these strategies, NAI Realvest can not only enhance the financial performance of your assets but also ensure long-term success in an ever-evolving real estate market.

For an evaluation on how NAI Realvest can increase your property's NOI, please contact:

Mez Birdie, CPM, CRX, CCIM
Director of Special Assets
Cell: +1 407 509 6246
Office: +1 407 875 9989
mbirdie@realvest.com

