



CASE STUDY

480 HARTNEY ST & 465 MCCARTNEY ST



# 480 HARTNEY STREET & 465 MCCARTNEY STREET, ARNPRIOR, ONTARIO

## SERVICES RENDERED

PROPERTY MANAGEMENT

PROJECT MANAGEMENT

LEASING

Managing two properties in tandem for this client required attention to detail and tailored property management solutions for each site.

Together, the properties include a 55,000 sq. ft. single-tenant industrial building and a 56,800 sq. ft. multi-tenanted industrial building. Our team leveraged our industry expertise to optimize the use of resources across both locations — with best-in-class property management practices that catered to the unique needs of each tenant.

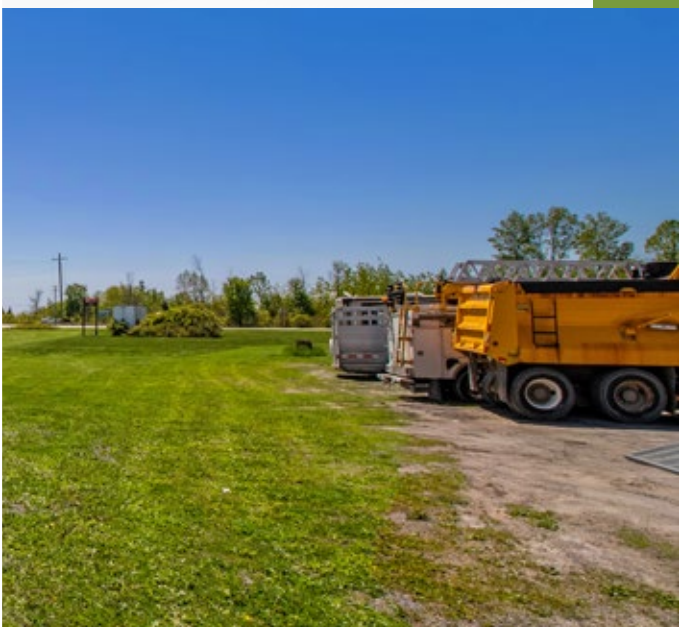




These properties presented the opportunity to create a plan that applied best-in-class property management practices for the owner. Now, with our team handling the day-to-day operations, they're able to focus on their core business.

As IEP continues to oversee both properties, our priorities include enhancing tenant satisfaction, realizing efficiencies and cost savings, and augmenting the value of the assets by streamlining property management processes.

## OPPORTUNITY



Our team crafted a plan that offered competitive pricing based on our property management expertise, achieving the following:



- Analyzed existing service contracts to identify opportunities for potential savings and increased efficiencies



- Ensured the appropriate recovery of operating expenses that aligned with the tenants' lease agreements



- Managed the properties' operating expenses while implementing industry-leading standards

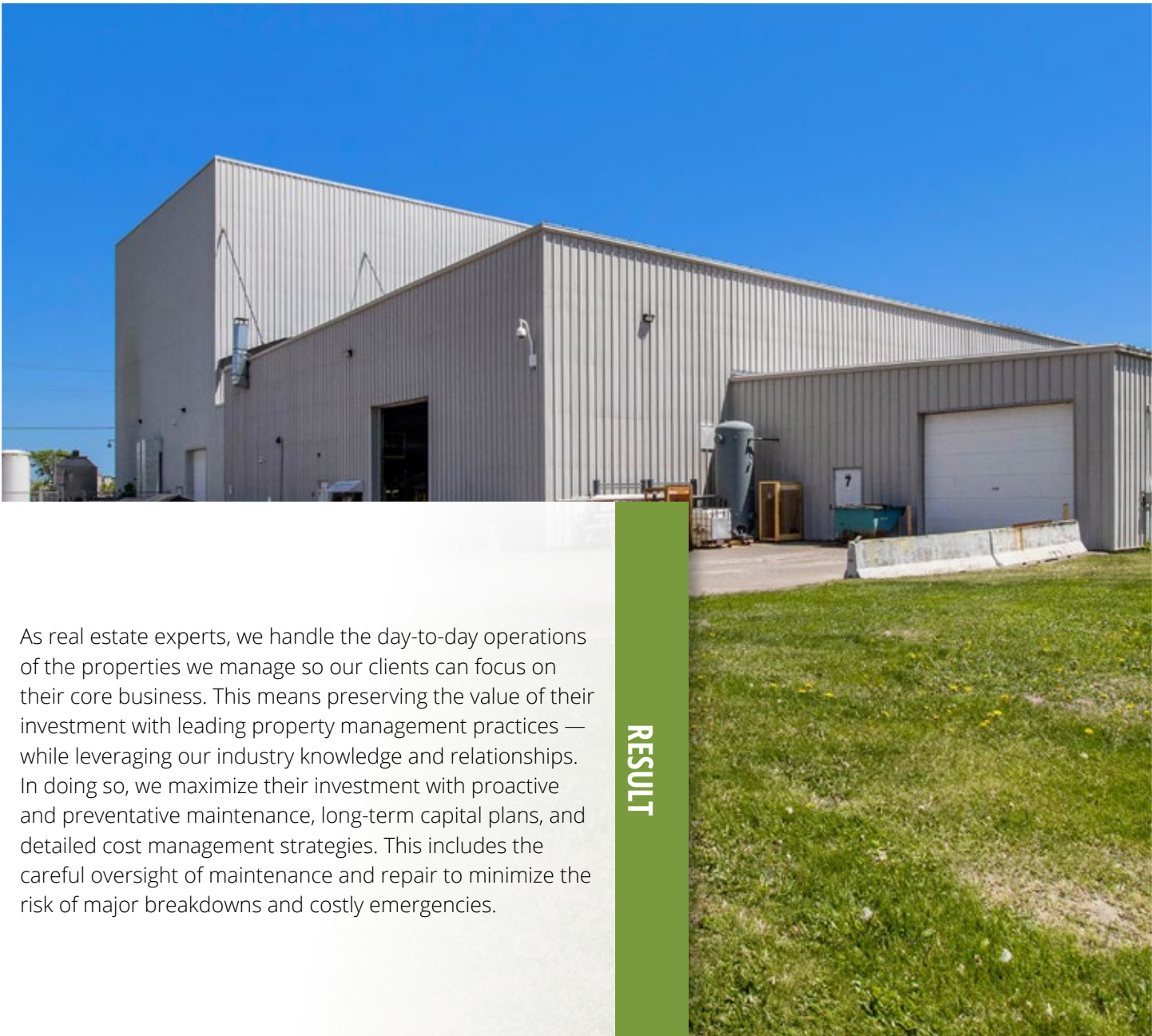


- Provided comprehensive financial analysis and reporting. Our team tracked income, expenses, cash flow, and property performance — providing regular reports and valuable insights



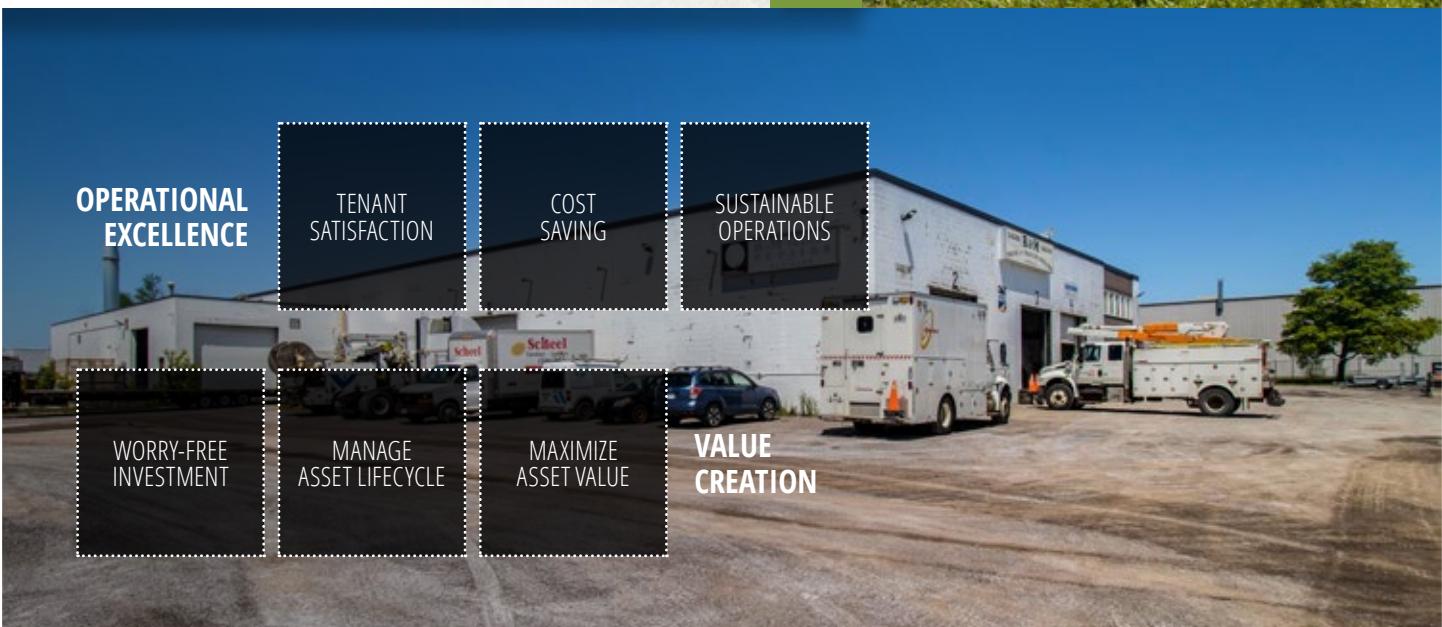
- Used our project management division to ensure seamless coordination of projects. We ensured efficient execution and timely delivery from planning and budgeting stages to contractor selection and on-site supervision

## SOLUTION



As real estate experts, we handle the day-to-day operations of the properties we manage so our clients can focus on their core business. This means preserving the value of their investment with leading property management practices — while leveraging our industry knowledge and relationships. In doing so, we maximize their investment with proactive and preventative maintenance, long-term capital plans, and detailed cost management strategies. This includes the careful oversight of maintenance and repair to minimize the risk of major breakdowns and costly emergencies.

**RESULT**



**OPERATIONAL EXCELLENCE**

TENANT SATISFACTION

COST SAVING

SUSTAINABLE OPERATIONS

WORRY-FREE INVESTMENT

MANAGE ASSET LIFECYCLE

MAXIMIZE ASSET VALUE

**VALUE CREATION**



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