

# 25+ Years of Experience Speaks Volumes

Established in 1987, CBM's founders possess more than 75 years of combined experience in the development, leasing and management of 4,000+ retail shopping center properties (just like yours). We understand the ins-and-outs of the retail shopping center industry, including the delicate touch necessary to handle these specialized properties – and we put our wealth of real-world knowledge and expertise to work for you in every property we lease and manage.

## Success is Our Business...

And we have the track record to prove it!

- Managing 600+ shopping centers —over 10 million SQFT
- Consistently ranked among the Los Angeles Business Journal's top 10 Property Management Firms
- 2009, 2010 & 2011 CoStar #1 Ranked Power Broker for all Southern California
- 232 lease transactions completed in 2010 and 319 lease transactions completed in 2011
- Awarded exclusive 7-Eleven Property Management and Leasing contract

## Contact CBM

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[cbm1.com](http://cbm1.com)

*Your Southern California Shopping Center  
Leasing & Property Management Partner*

WEST LOS ANGELES | ENCINO | ORANGE COUNTY | SAN DIEGO



Look Inside to Find Out More About CBM Property Management Services



**Professional  
Shopping Center  
Property Management  
& Leasing Services**

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## Exclusively Dedicated to Retail Shopping Center Properties



CBM exclusively represents retail shopping center properties – that’s all we do – and we know

our business better than anyone else in the industry.

We understand the importance of:

- Diligently managing CAMs, property taxes, mortgage payments and vendors
- Overseeing property maintenance
- Maintaining positive tenant relations
- The subtleties of crafting mutually beneficial NNN leases
- Staying abreast of the latest trends affecting retail property use

## Property Management Services

### Expert Common Area Maintenance (CAM) Services

CBM’s property managers are extremely attentive to CAM related issues, with services that include:

- Personal “hands on” site inspections conducted on a weekly basis (unless special circumstances require additional visits). \*Site visits are documented with Check Lists and photos which are included in the Monthly reports.

- Review and oversight of sweeping, landscape and general maintenance
- 24 - hour emergency service

### Specialized Accounting Services

Our expert accounting keeps you up-to-date on your center’s financial position. We issue specialized reports, including:

- Rent and CAM collections (plus CAM Reconciliation)
- Monthly reports (includes rent roll, income statement, general ledger and more)
- Accounts payable (insurance, taxes, mortgage payments)



### Lease Administration & Tenant Relation

CBM’s property managers strive to maintain the delicate balance between staying on top of lease renewals, rent increases and options, while also preserving positive tenants relations. In addition, managers keep abreast of comparable lease rates to help you achieve the best possible terms in leasing transactions.

### Tenant relation/lease administration services include:

- Lease term enforcement – face to face meetings
- Market Rent Review
- Maximize Income / Lower Expenses

### Personalized Service

CBM’s mission is delivering the highest possible quality property management services. Our managers treat the properties they oversee as if they were their own. This extraordinary level of personalized care includes:

- Administration of legal services: including assisting owner and attorneys retained by Owner with respect to any action, suit or other legal proceeding (i.e. UD’s, Breach of Lease, ADA compliance, slip and falls, etc.)
- Tenant insurance tracking
- Facilitate property tax reduction appeals

### Hire CBM to Manage Your Center

To learn more about CBM’s property management and leasing services, to make an appointment to discuss your property or to hire CBM, contact CBM

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