



STRENGTH FROM EXPERIENCE



Office Brokerage | Healthcare | Project Consulting | Property & Asset Management

Strength

PRINCIPAL ATTENTION

SK Commercial Realty (SKCR) has been providing effective and pertinent real estate solutions to clients throughout the Southeast since 1985. From project and tenant representation to property management and consulting, each opportunity is overseen by a senior level principal who takes pride in devoting personal attention to each task and exceeding client expectations.

As such, SKCR provides an extensive range of services, including:

- Landlord representation and project marketing
- Tenant representation and lease/buy analysis
- Management of all types of property assets
- Project consulting and construction management
- Accounting and cost management



PROPERTY & ASSET MANAGEMENT

PROPERTY MANAGEMENT & ENGINEERING

With the ultimate goal of increasing your investment value, our property management and engineering teams employ creative and efficient programs to oversee the day-to-day operations of any particular property, including but not limited to:

- Tenant relations and management
- Building operations and physical plant
- Work order management

ACCOUNTING SERVICES

We utilize the latest software available for finance, accounting and reporting in order to provide you with the most accurate and up-to-date reports for both owned and third-party managed facilities. Our accounting division is specialized in real estate and skilled in the following project-specific disciplines:

- GAAP financial statements
- Annual operating budgets
- Cash management and AR/AP

PROJECT CONSULTING & CONSTRUCTION MANAGEMENT

With over 40 years of experience in various types and sizes of projects, SKCR project consulting provides comprehensive management capabilities for all design and construction activities.

PROJECT CONSULTING

SKCR project consulting provides comprehensive consulting from pre-design through construction close-out.

- Site evaluation and project feasibility
- Lender documentation coordination/due diligence
- Conceptual design management

CONSTRUCTION MANAGEMENT

Our construction management services control cost and schedule through the following phases of the project:

- Construction documentation
- Permitting and bid/negotiation
- Contract management and negotiation
- Construction management and project closeout
- Relocation/move management

OFFICE & INDUSTRIAL BROKERAGE

SKCR has a successful history of commercial brokerage and project marketing representing the interests of tenants, institutional landlords and private owners. With over 50 years of combined experience, our principals have successfully negotiated over 2.5 million square feet of leases.

LANDLORD REPRESENTATION

We believe that the successful marketing of a project is centered on:

- Understanding the financial goals and expectations of the client
- Staffing the project with senior, experienced personnel
- Branding and marketing to key audiences

TENANT REPRESENTATION

We believe the process for making an informed real estate decision encompasses the following key elements:

- Aligning the client's real estate requirements with business objectives
- Matching market dynamics with financial objectives
- Providing sophisticated comparative analysis of available options
- Implementing the optimal solution

HEALTHCARE REAL ESTATE

With over 1.5 million square feet of medical office lease transactions, our experience in dealing with the unique challenges associated with medical related facilities and physicians' needs positions us to provide expertise to our clients in the following areas:

REPRESENTATION SERVICES

- Location consultancy for physicians and medical service providers
- Implementation of practice objectives
- Lease vs. buy analysis

MEDICAL OFFICE BUILDING (MOB) SERVICES

- MOB marketing and management services
- MOB development services
- Purchase vs. development analysis