

The Comprehensive Services of AushCo

Brokerage, Advisory, Property Management, and Maintenance



AUSHCO

Amazing Spaces.
Ambitious People.
Thoughtful Outcomes.



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INTRODUCTION

AushCo exists to provide high-quality, honest service to building owners, businesses, and tenants. Our mission is to meet our clients' needs through thoughtful consideration of how properties are managed, leases and contracts are explained, and issues are resolved.

Our history of real estate ownership, investment, development, and construction gives us a unique and holistic vision for commercial properties, from management to leasing, sales, and investing/purchasing. Our property management team are seasoned industry professionals, and our brokerage team has decades of experience. **Our “owner’s approach” allows us to address each project as if it were our own, looking at the details as if it were a personal investment – ensuring your property is in the right hands.**

AushCo offers modern, industry-specific accounting, maintenance, deal tracking, and marketing software, delivering a high-quality experience with reliable results.



Buy/Sell



Lease



Manage



Maintenance

PROPERTY MANAGEMENT

Management, Accounting, & Maintenance

AushCo Management oversees day-to-day operations, maintenance, and strategic planning for diverse commercial real estate assets. Our team crafts tailored management plans aligned with owner goals, creating budgets, preventive maintenance plans, and identifying cost-saving opportunities. We specialize in tenant relations, lease administration, and financial management, ensuring efficient and profitable property operations. From onboarding to lease administration and financial reporting, AushCo maximizes returns while prioritizing aesthetics and minimizing unforeseen expenses.



Additional property management benefits and offerings include:

- » Budget preparation, including operating and capital expenses, cash flow, and lease-up capital requirements.
- » Investment-specific management plans, whether to increase value, income, or repositioning.
- » Monthly financial reporting and owner distributions.
- » Negotiations of service contracts for quality and value.
- » Collection of rents and payment of vendor invoices.
- » Property inspections and reporting.



- » Lease abstracting and administration.
- » Consideration for energy-efficient operations.
- » Utility price reduction through contracted generation.
- » Commercial condominium management.
- » Personnel available 24/7 for on-call emergencies.
- » Troubled asset receivership.



BROKERAGE

Sell. Lease. Buy.

AushCo Realty is your trusted partner in commercial property transactions, offering comprehensive services for landlords, tenants, buyers, and sellers. We leverage market expertise and negotiation skills to secure optimal deal terms aligned with our clients' strategic objectives. Whether seeking amazing spaces or maximizing property value, we streamline the process with real-time market insights and targeted marketing plans.



Additional brokerage benefits and offerings include:

LANDLORD REPRESENTATION

Finding the right tenants

TENANT REPRESENTATION

Finding a suitable place

BUYER REPRESENTATION

Finding the right investment

SELLER REPRESENTATION

Achieving the best sales terms

ADVISORY SERVICES

Asset and estate planning, lease review, and property consulting

CONTRACT NEGOTIATION

REAL-TIME MARKET KNOWLEDGE



ENGINEERING & MAINTENANCE

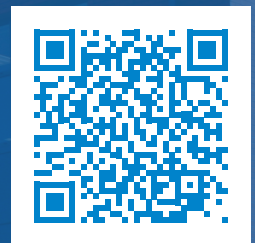
In-House Maintenance

AushCo Property Services is dedicated to the meticulous maintenance of commercial properties. Our comprehensive range of services, from routine maintenance to capital improvement projects, ensures optimal upkeep and functionality. We address issues promptly, implement preventive measures, and employ ambitious maintenance personnel to handle any job at any hour, contributing to the overall well-being and longevity of the properties we serve. Think of us as your commercial handyman.



Additional engineering and maintenance benefits and offerings include:

- » 24-hour service.
- » Capital projects oversight and management.
- » HVAC repairs and maintenance.
- » General grounds maintenance and cleaning.
- » Physical property inspections.
- » Full spectrum commercial maintenance services, including painting, ceiling tile replacement, door adjustments, closer repairs/replacements, light bulb replacement, light carpentry, drywall repairs, and more.



WHAT GUIDES US

“Amazing Spaces.
Ambitious People.
Thoughtful Outcomes.”

Our motto shapes us as an organization and influences the service we provide for our clients.



Amazing Spaces

We help property owners find and maintain amazing spaces through management and strategic initiatives that benefit their investment and occupants. Our focus on amazing spaces is not limited to the properties we work on, though; we want our work environment to be a fantastic space for our team because we believe when people work in amazing spaces, they deliver amazing results.



Ambitious People

Ambitious people drive the economy. Ambitious people own buildings and businesses. Ambitious people are the ones we work with. Likewise, ambitious people work at AushCo, providing the highest-quality service.



Thoughtful Outcomes

Everyone deserves thoughtful outcomes. There is no one-size-fits-all approach for what we do; each and every client requires thought and careful consideration to deliver thoughtful outcomes.

PROPERTY TYPES

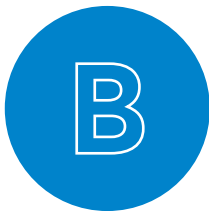


CONSULTING SERVICES



Asset planning for investment planning and estate purposes

- i. What's my property worth?
 - ii. When is a good time to sell, and who will buy?
 - iii. Should I sell or lease?
 - iv. What is the tax implication of selling?
-



Corporate real estate consolidation and planning

- i. Space utilization analysis.
 - ii. Lease administration and facility services.
 - iii. Lease and/or space consolidation.
 - iv. Strategic and demographic-driven expansion.
-



Lease review and abstracting

- i. What are the terms of my lease?
- ii. When does my lease expire?
- iii. I've outgrown my space; now what?

LET OUR EXPERIENCE WORK FOR YOU



AushCo.com



info@AushCo.com



240-578-4222



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to visit our website.