



MIDTOWN MANAGEMENT COMPANY

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343 MILLBURN AVENUE, SUITE 303

MILLBURN, NJ 07041

973.232.5784 P | MIDTOWNCRE.COM

LICENSED REAL ESTATE BROKER

MANAGEMENT



MIDTOWN MANAGEMENT COMPANY: The goal of the management of any asset is to safeguard and enhance the value of the asset. We develop a management strategy aligned with the clients financial goals for the individual asset, as well as their portfolio. Midtown's process of risk mitigation, cost effective operations and income metrics optimizes bottom line gains for our clients.

Midtown utilizes a "hands-on" approach to the management of our properties. Since we are property owners as well as third party managers, our clients get the same service, care and expertise that we give our own assets. In commercial real estate, only an owner can think like an owner, and we employ that philosophy in all of our endeavors. Because we use the same professionals and personnel for all of our assets, we will ensure our clients receive the highest level of service with a lower cost.

We approach management from multiple perspectives; Physical, Financial and Market. In the physical perspective, we will go through the asset from top to bottom, evaluating the property, structure and systems, and what can be done to increase the market value of the property. In the financial perspective, we will evaluate the revenue and expense streams while doing a deep dive into the leases, costs, accounting and vendors. We will collect the rents, pay the expenses, reconcile the books and do whatever is required on the legal side of things. In the market prospective, we will review and evaluate the asset as it pertains to its market location. The top assets in every market have specific characteristics, we will make sure that our clients are aware of the market they are in as well as any costs required to bring their asset to the top of their respective market(s). We will then reconcile all approaches and ascertain where the property's market value can be increased while running more cost effectively. As an element of this philosophy, we do this at no increase to the client and the economy of scale we collectively have aids in cost effectiveness for Management, Facilities, Custodial and Security services.

While numbers determine a property's financial condition, its tenants are its livelihood. Midtown's vast tenant relationships through their Brokerage, Advisory and Equities businesses promote positive tenant interaction and trust, which is so critical in tenant retention. As owners as well as managers of residential and commercial real estate, we understand all aspects of the business, from tenant retention to maintenance, construction and ground up development. Only an owner thinks like an owner, and owners demand results. Midtown is, above all else, results driven where client accountability comes before profit. If you would like a review of your property, please contact Carlo Caparruva Executive Vice President at 862.216.6678 or carlo@midtowncre.com

SERVICES

- ASSET MANAGEMENT
- PROPERTY MANAGEMENT
- FACILITIES MANAGEMENT
- BUDGET DEVELOPMENT / FINANCIAL REPORTING
- TENANT RELATIONS
- RISK MITIGATION
- VENDOR / ENERGY DEVELOPMENT
- DUE DILIGENCE ANALYSIS
- PROPERTY INSPECTIONS
- SECURITY
- MAINTENANCE / CUSTODIAL
- ENVIRONMENTAL
- VALUATION & CONSULTING
- DEVELOPMENT / REDEVELOPMENT
- CONSTRUCTION
- FINANCING & EQUITY
- SPECIAL ASSET ADVISORY



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MANAGEMENT



SOME OF OUR ASSIGNMENTS PAST AND PRESENT :



nuveen

INVESTCORP



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THROUGHOUT THE UNITED STATES
New Jersey New York Virginia North Carolina South Carolina
Georgia Alabama Florida Oklahoma California Texas & Tennessee



Sales



Leasing



Management



Capital



Security



Development



Construction

For More Information



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343 MILLBURN AVE SUITE 303 MILLBURN, NJ 07041
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MIDTOWN CONSTRUCTION MANAGEMENT

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CONSTRUCTION



RESIDENTIAL AND COMMERCIAL CONSTRUCTION SERVICES:

PRECONSTRUCTION

Planning

During the planning stage, our team works closely with you to understand your project goals, requirements, and constraints. We analyze the site conditions, zoning regulations, and any other relevant factors to develop a comprehensive plan that aligns with your vision.

Site Engineering

Site engineering involves assessing the site's topography, soil conditions, drainage, and utilities. Our engineering experts use this information to design a site layout that optimizes functionality, accessibility, and efficiency. This includes planning parking areas, roadways, utilities, and landscaping.

Value Engineering

Value engineering aims to optimize the value of the project while reducing costs. Our team reviews the design and identifies potential areas for improvement, such as alternative materials, construction methods, or design modifications. This process helps achieve the desired project outcomes within the allocated budget.

Design

In the design phase, our architects and engineers collaborate to create a detailed cohesive design that brings your vision to life. We take into account your functional requirements, aesthetic preferences, and budget considerations to develop a design that is not only visually appealing but also practical and cost-effective.

Site Plan Approvals

Obtaining necessary approvals and permits from local authorities is essential before commencing construction. Our team handles the entire process of preparing and submitting site plans, ensuring compliance with regulations and codes. We navigate through the complexities of the approval process to expedite the start of construction.

Estimating

Accurate cost estimation is crucial for effective project planning. We provide detailed cost estimates that encompass material procurement, labor, equipment, and other project-related expenses. Our estimators leverage their expertise and industry knowledge to ensure realistic and transparent budgets for your project.

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RESIDENTIAL AND COMMERCIAL CONSTRUCTION SERVICES:

CONSTRUCTION MANAGEMENT

Onsite Management

Midtown will have a designated onsite manager to oversee and coordinate all aspects of the construction process to ensure the seamless execution of your project.

Communication

Communication and real time client updates are paramount to any construction operation. Our team utilizes regular phot and video updates to our clients to ensure the project is proceeding per plan.

Financial

Our managers work closely with your Advisors and Lenders to ensure timely draw-downs keeping the project on time and on budget.

Efficient Workflows

We streamline the construction workflow by carefully sequencing and coordinating various activities. Our goal is to minimize downtime, avoid delays, and maintain a productive and efficient work environment.

Adherence to Schedules

Timeliness is key in any construction project. Our construction management team ensures that all construction activities are completed according to the agreed-upon schedule.

High-Quality Craftsmanship

We prioritize craftsmanship and attention to detail in every aspect of construction. Our construction team utilize their expertise to ensure that all construction activities adhere to the highest quality standards.

On-going support and maintenance

Our involvement does not cease once the construction phase is complete. We offer comprehensive post-construction services to support you even after the project is handed over. These services focus on ensuring the longevity, functionality, and satisfaction of your home, office, building or facility.

We provide ongoing support for small projects and maintenance needs. Our commitment to your project extends beyond completion, and we aim to build long-term relationships with our clients. Our team ensures that your facility remains in optimal condition, allowing it to serve its intended purpose.

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