



**ASSET MANAGEMENT/OPERATIONS  
of  
Vertical Mixed-Use  
(2-4 stories)**

**Presented by:  
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President / Designated Broker**

- Who's the Client?
- What are the objectives?
- Commercial vs Residential
- For Sale vs Rental
- Amenities
- Staffing

**Complex and management intensive**

- Parking
- Trash / Compactors / Balers
- Common Elements/Public Areas
- Service/Delivery Areas
- Building/Mechanical Systems
- Utilities
  - Sub-metering

**Physical characteristics**

- Get involved as early as possible
- Design Review
- Governance Structure
- Governance Documents

**Development involvement**

Centerpoint  
Property Owner  
Association

Member -  
Centerpoint  
Holdings

Member -  
Brookfield/  
Chase

Member -  
Marriott Tempe  
Downtown  
Courtyard

Member - Irby  
House

Future Member  
- Avenue  
Communities

**Centerpoint**

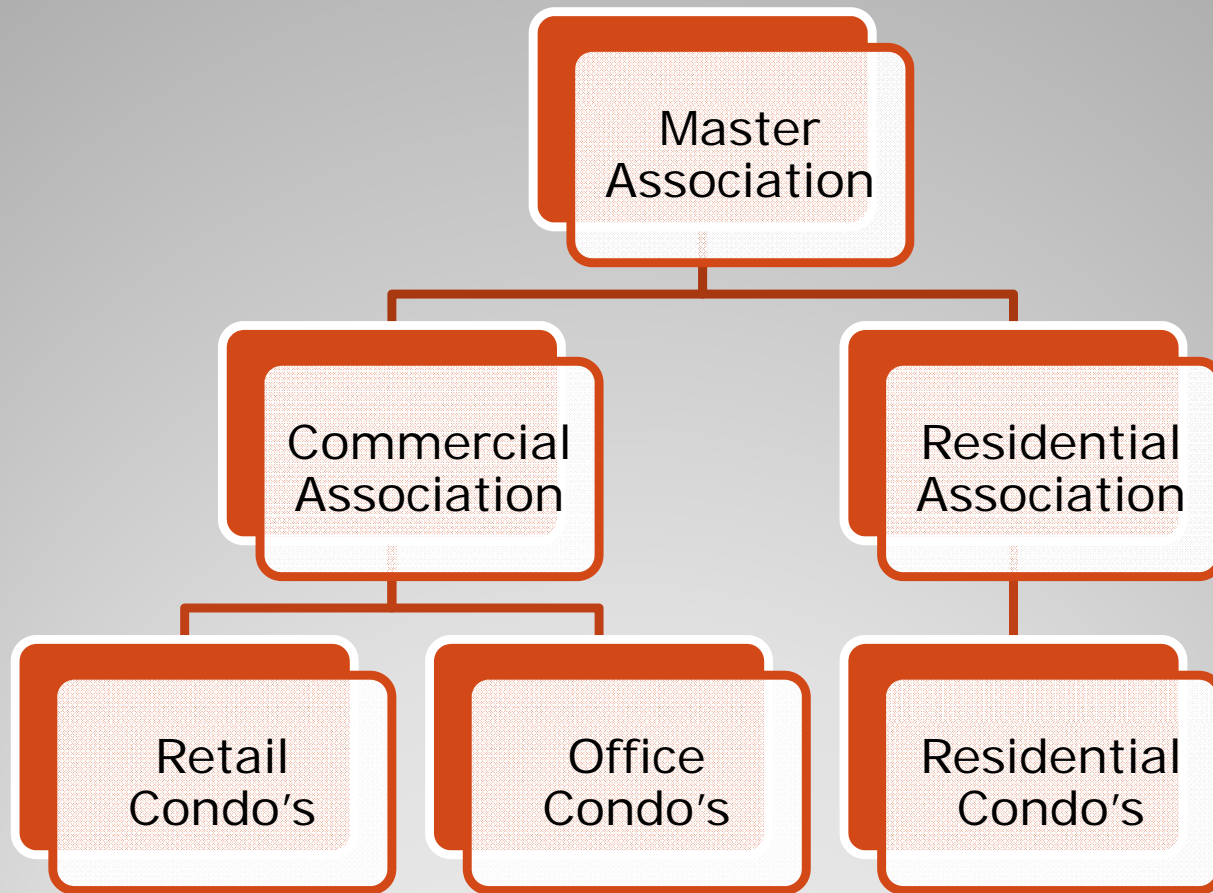
DC Ranch  
Covenant  
Commission

DC Ranch  
Community  
Council  
(Community  
Association)

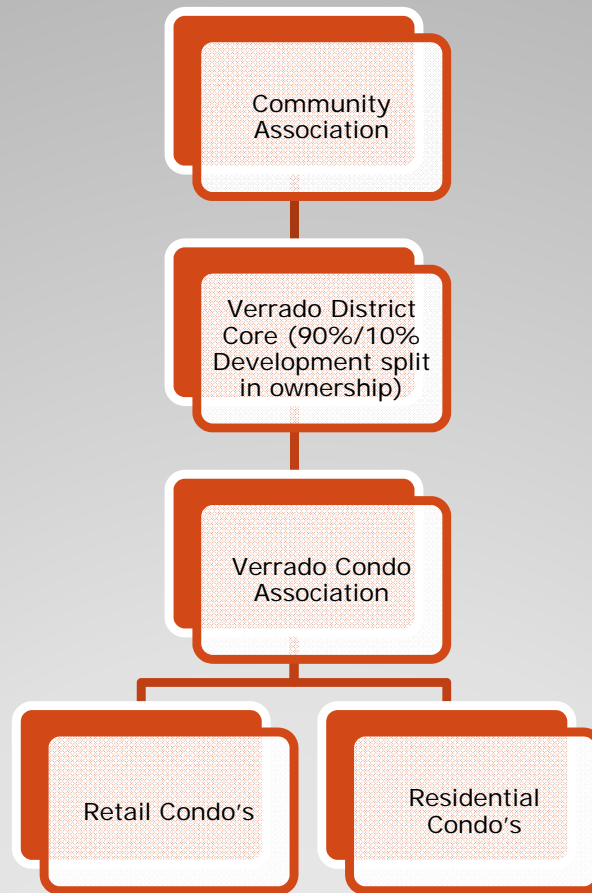
Market Street at  
DC Ranch

Retail Declarations

# Market Street at DC Ranch

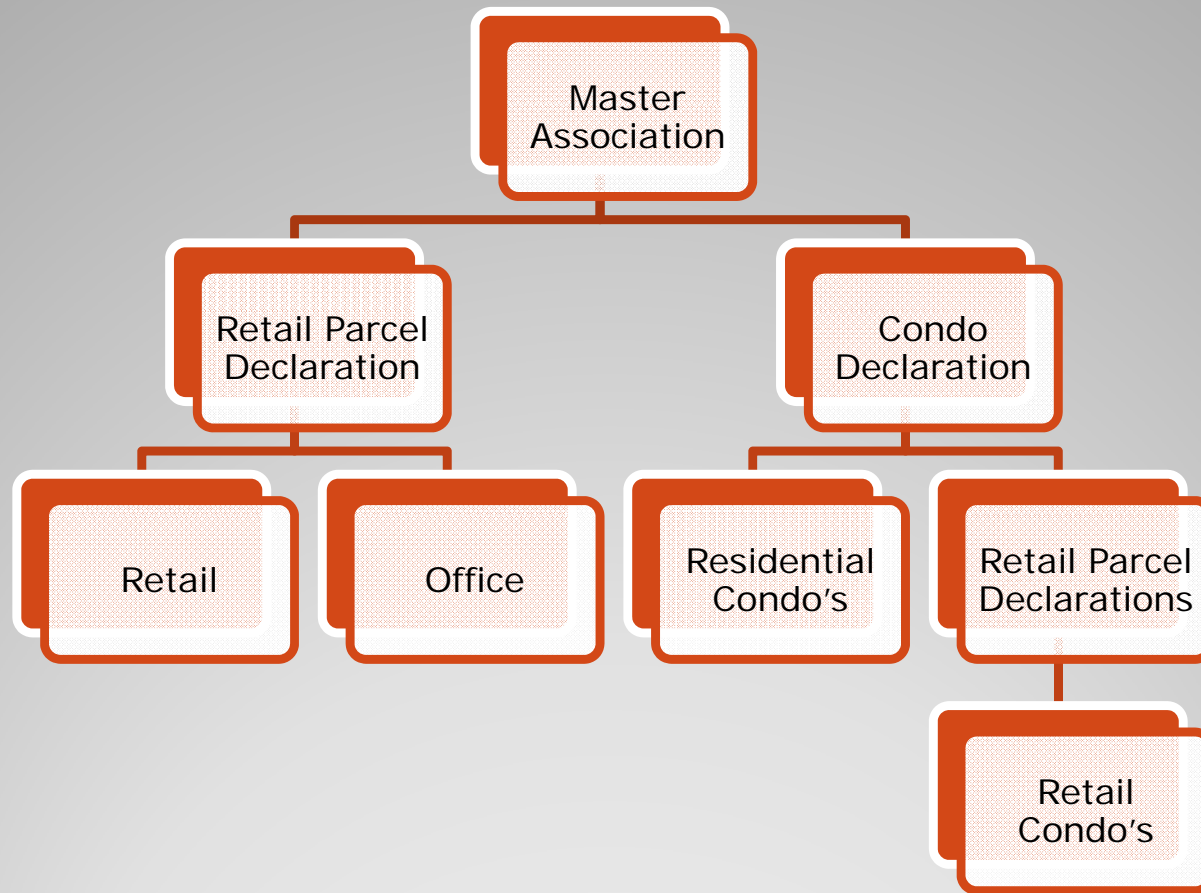


# Scottsdale Waterfront



# Verrado District Core





# Kierland Commons

- Budget/Assessments
  - Expense Allocations / Cost Pools
  - Commercial – Fixed Cam

**Development involvement**

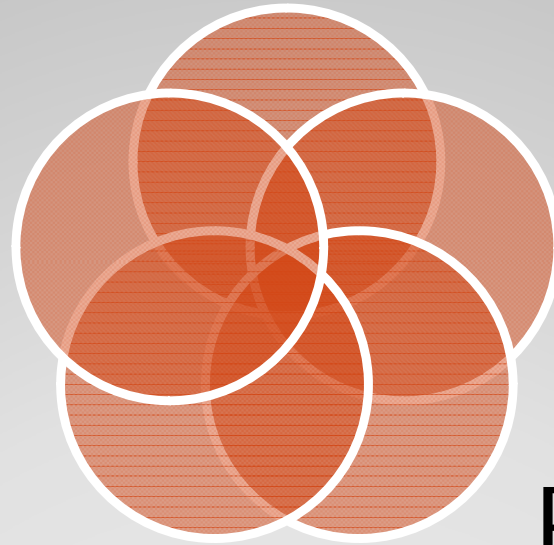
Pool A

Pool E

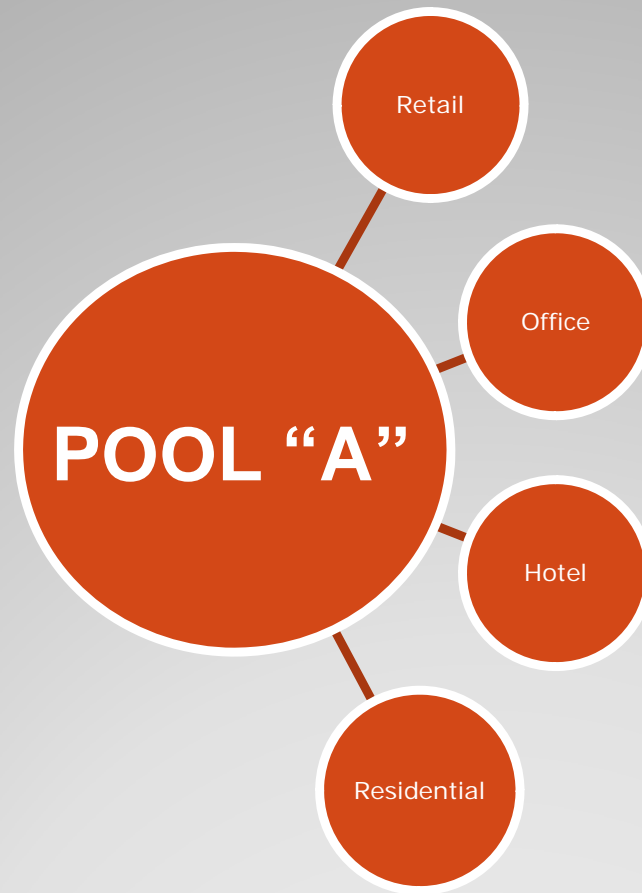
Pool B

Pool  
D

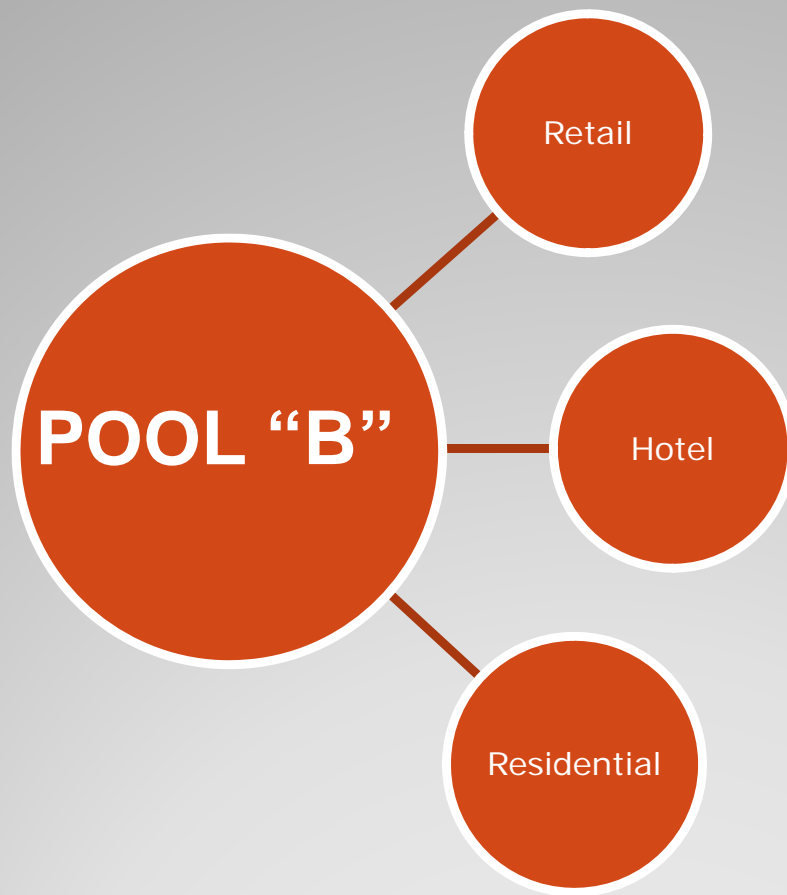
Pool C



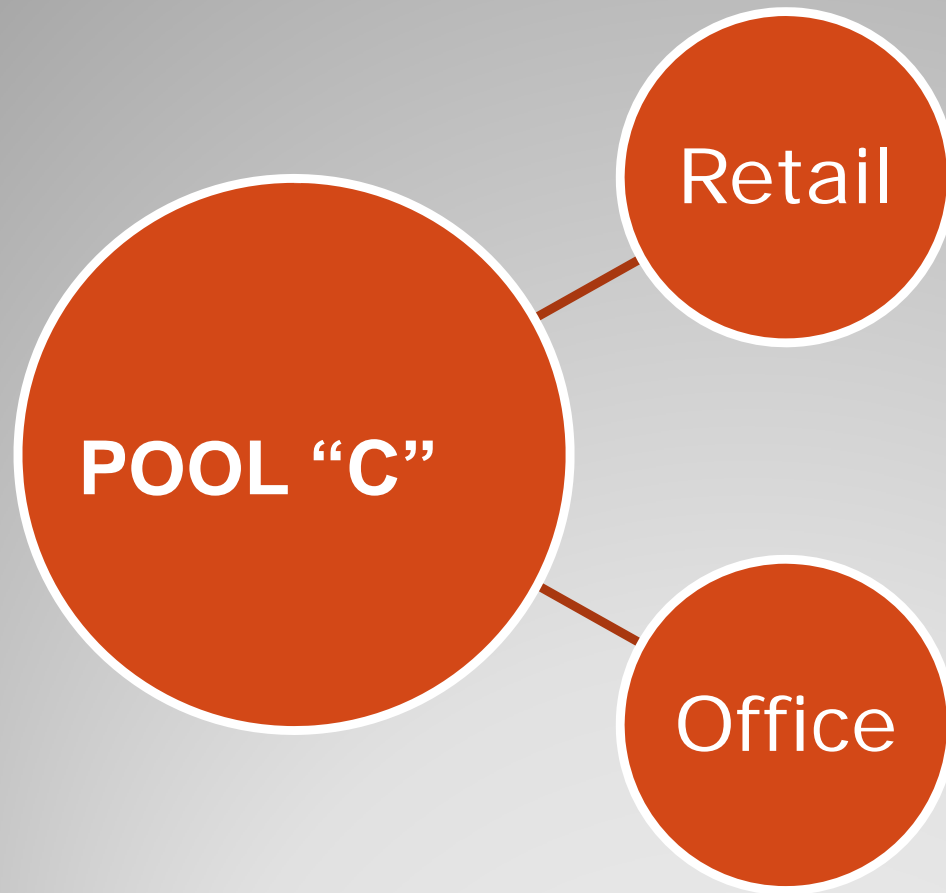
**Expense Allocations / Cost Pools**



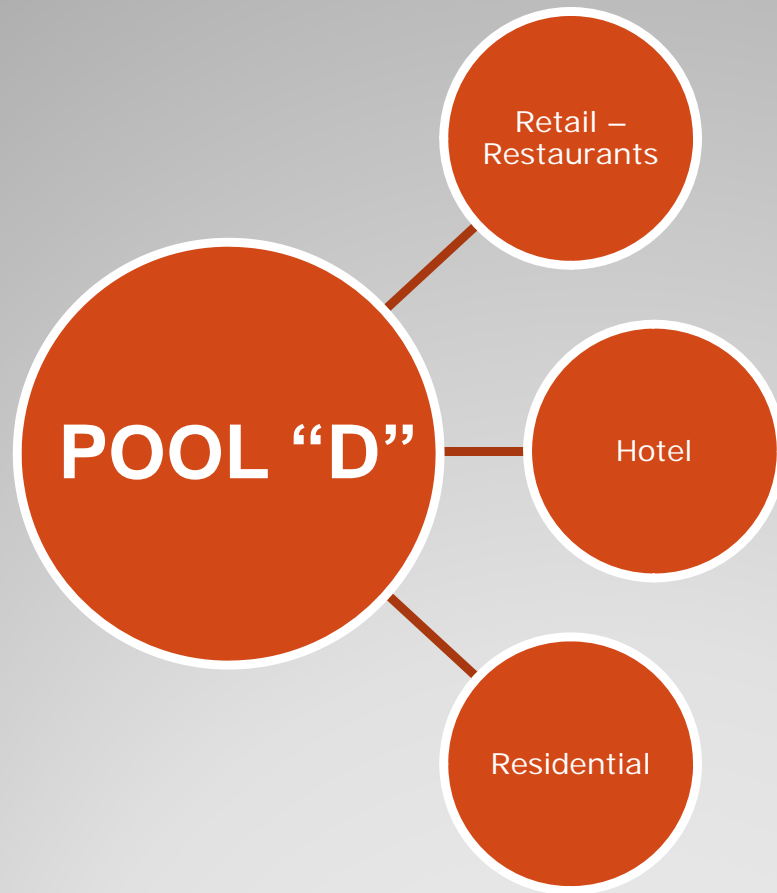
**Cost Pools – Master Association  
common area expenses**



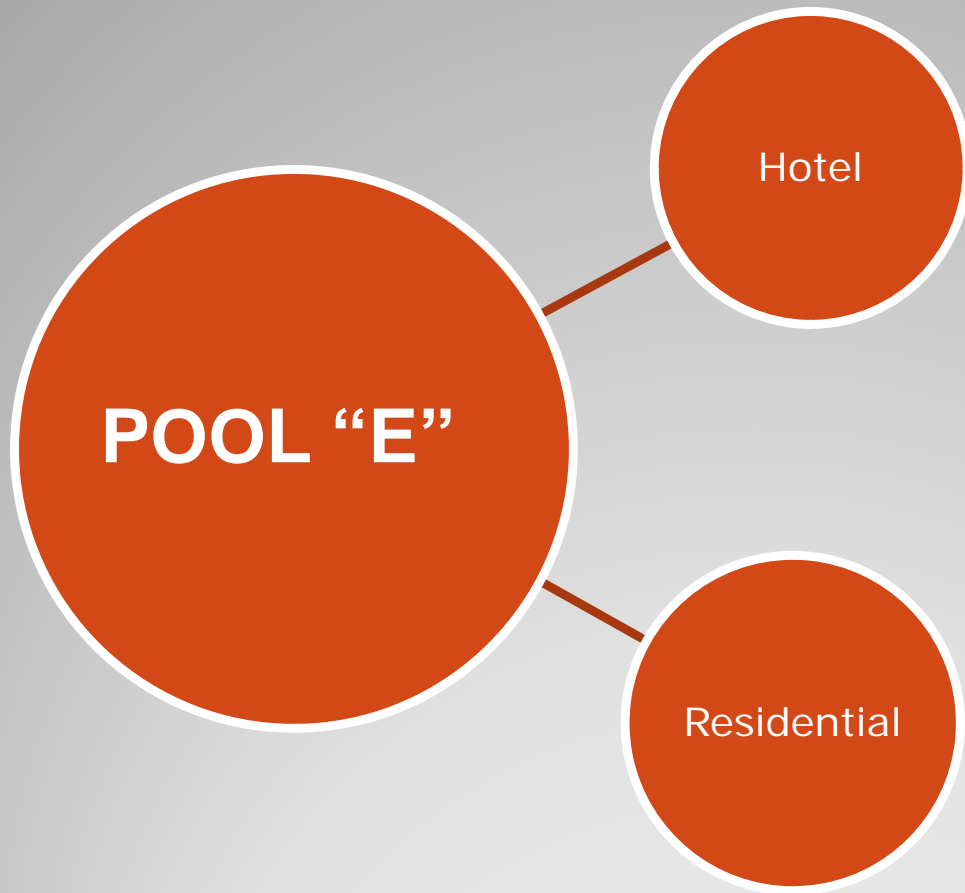
**Cost Pools – Retail Sharing certain expenses with Hotel & Residential**



**Cost Pools – Commercial Expenses  
allocated between Office & Retail**



**Cost Pools – Restaurants, Hotel & Residential sharing valet expenses.**



**Cost Pools – Hotel & Residential  
sharing pool/spa & exercise facilities**





**What to avoid...**



**What to avoid...**



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