

NAI Hanson
Management LLC



Property Management Solutions

Professional property management is critical to ensuring the longevity and vitality of your commercial real estate investment.

NAI Hanson Management LLC provides active management and integrated resources to preserve and enhance the value of each of your company's real estate assets. This has been an integral part of NAI James E. Hanson's business since the firm's inception in 1955.

We devise and implement a plan that increases cash flow and return on your investment, ultimately creating additional value for you. This goal may seem obvious, but it is a continuing challenge for investors everywhere. Our Property Managers begin with the fundamentals of property management and then think well beyond the obvious to deliver innovative and actionable solutions for your assets.



"Since NAI Hanson Management has taken over the Meadowlands portfolio, it has gone from one of the most challenging properties to one of the most smoothly and efficiently run properties."

- L&B Realty Advisors, LLP

Our Services

ACCOUNTING SERVICES

- Prompt rent collection.
- Timely payment of taxes, mortgage, insurance and all monthly bills.
- Monthly bank reconciliations.
- Tenant bill backs for all common area maintenance expenses, as well as taxes, insurance and utilities.
- Prepare comparative income statements, as well as a full range of financial reports, including general ledger, trial balance and balance sheet.
- At year end, we provide all reports to your accountant, and work with them in their preparation of your tax return.



CONSTRUCTION MANAGEMENT SERVICES

We apply effective management techniques to the planning, design, and construction of a project from inception to completion with the purpose of controlling time, cost and quality.

FACILITY AUDITS

We inspect a building to determine the condition of the electrical, plumbing, mechanical, structural and fire safety systems and offer recommendations for improving efficiency and controlling costs.



IN ADDITION, WE ALSO PROVIDE

- 24/7 response to emergency situations.
- Immediate responsiveness to tenants' service requests.
- Regular comprehensive property inspections.
- Fair and competitive contract negotiations.
- Supervision of all contract work and maintenance responsibilities such as janitorial services, security, elevator, plumbing, snow removal, landscaping, HVAC etc.
- Compliance with all building code, municipal and state regulations.
- Function as Court-Appointed Receiver to control all physical and financial management of the asset.

Streamlined For You



LEASE ADMINISTRATION

We abstract lease agreements and supporting documents to monitor and manage critical action dates and key lease clauses.

PLANNED MAINTENANCE PROGRAMS

To maximize the performance of building systems such as plumbing, HVAC and roof and fire safety, we provide a planned maintenance program.

SECURITY ANALYSIS

In the past few years security has become a very important issue. Is your building as secure as it could be? We perform security audits to identify and address areas of concern.

RISK MANAGEMENT

We prepare a risk management program that identifies and evaluates potential risks and determines how to mitigate exposure to and manage those risks in the most efficient and effective way possible.

ENERGY CONVERSION STRATEGIES

With the deregulation of utilities, the complexity of purchasing gas and electric has dramatically increased. We provide advice on energy management from low cost tips for operational adjustments to large retrofits.



Solutions to Help

We specialize in developing management plans that are compatible with your long-range goals. We oversee the fiscal and physical health of each property, ensuring that each minor repair or major improvement is completed efficiently. We develop relationships with each tenant, and supervise marketing campaigns. In short, we manage each property as if the investment was our own; in the end, your business becomes our business.

We have extensive experience managing a variety of commercial properties, including office, industrial, retail, medical, educational, corporate, and government facilities. As a member of NAI Global, we participate in a global network that shares the best practices and stays on the absolute cutting edge of the industry.

We also participate actively in organizations such as the Building Owners and Managers Association (BOMA), National Association of Industrial Office Parks (NAIOP), International Council of Shopping Centers (ICSC).



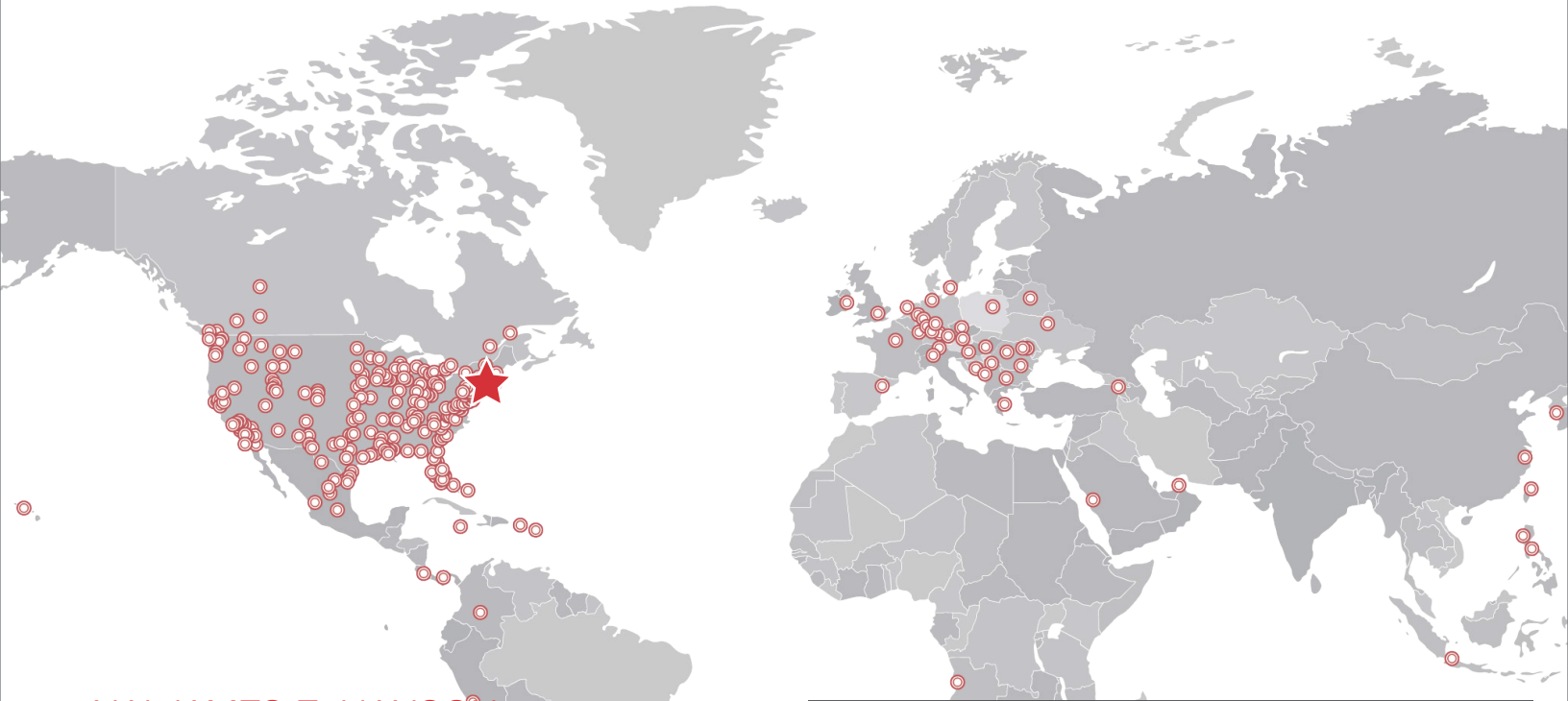
Our Clients

NAI James E. Hanson has an excellent track record for handling portfolio management and leasing assignments. Some of the groups we handle portfolio management and/or leasing for include: L&B Realty, AEW, The Bristol Group & The Hampshire Companies. The leasing and property management teams have been able to develop a symbiotic relationship that has benefited our clients and allow us to provide the best service possible. Although day to day operations are carried out by a specific department the entire team will be knowledgeable on all the issues happening regarding the portfolio.



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NAI JAMES E. HANSON

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REAL ESTATE PROFESSIONALS

Superior information management and market research capabilities



52

Agents



13 SIOR'S -
THE HIGHEST OF ANY
CRE FIRM IN NJ

251

TRANSACTIONS IN 2025

\$752

MILLION - VALUE OF TRANSACTIONS IN 2025

Consistently ranked as Top "Power Broker" by Costar Group

NAI James E. Hanson is celebrating over 65 years of excellence in real estate.

NAI James E. Hanson has over 70 years of experience in the commercial real estate market. We are the largest independently owned commercial real estate firm in New Jersey. We have been awarded the "Power Broker of the Year" every year since 2003 when CoStar created these awards.

NAI Global

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

- Over 5,800 professionals
- More than 325 offices worldwide
- Local experts in 65+ countries
- \$20B in annual transaction volume
- Manages over 1.1B square feet