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"THE COMMERCIAL PROPERTY SPECIALISTS"



- When to Act
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PROPERTY FACE LIFT



→ When to Act

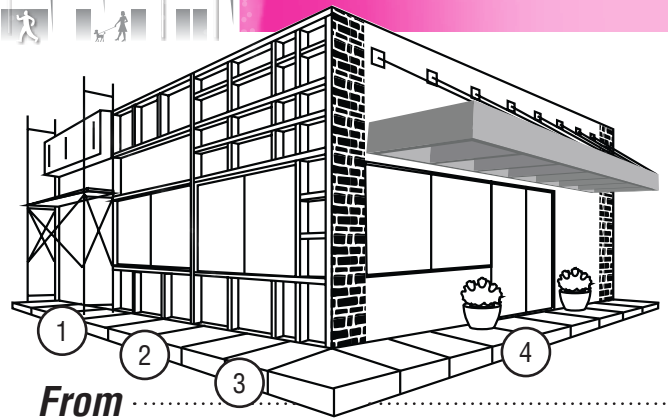
face-lift (fas'lift) noun

1. Plastic surgery to remove facial wrinkles, sagging skin, fat deposits, or other visible signs of aging for cosmetic purposes. Also called rhytidectomy.
2. A restyling or modernization, as of a building.

Pardon us for being blunt, but have you ever considered a facelift? No, we're not talking about you personally (you look great!). We're talking about your investment property. It may have been a super model back in its day, but perhaps the ravages of time put bags under its eyes and blemishes on its chin?

A famous person once said: "You can't be ugly in a bad economy" and like the aging super model, you have to constantly be looking over your shoulder at the competition that is gaining on you (or in this case, chasing your tenant). Case, Huff & Associates, Inc. has the experience to help you transform your former stunner back into a classic beauty.

continued on reverse



From The Ground Up

Site Preparation: Preparing an aging building for major renovation is crucial. Advance planning and communication will also do much to maintain good tenant relations.

1

Demolition: When done at the proper times and with general consideration for the business environment, demolition can be accomplished relatively seamlessly.

2

Restructuring: This phase of the process is also critical to establishing the durability of your investment. Proper reinforcement and structural stability are the primary goals.

3

Finishing and Cleanup: Don't go cheap on the finishing touches. The quality of your surface materials is like the smile on a lifted face.

4

CASE, HUFF & ASSOCIATES, INC.

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PROPERTY FACE LIFT

continued

➤ Sample Project

The photos on the right show this with regard to a single-tenant retail building leased to Petco. Petco had been at this location for many years but its lease was coming to an end and it was considering relocating to a "newer" location. The Landlord and Case, Huff worked together to do a facelift of the building and its monument signage, allowing Petco to maintain its up-to-date image in this well-established location, and resulting in it renewing its lease.

Case, Huff; a licensed general contractor, acted as the project manager and did a lot of the work itself, saving the Landlord considerable time and money. Petco saved the inevitably large costs of a move (not to mention the loss of loyal customers in the area), and the Landlord retained a credit tenant.

The results of an exterior building facelift can truly be just as impressive as higher cheek bones and tighter skin. The value of a retail center facelift can be priceless.

Could your property "use a little work"? Can your property management company help you do it and save you time and money? If not, give Case, Huff & Associates a call today.



Scan this code with your portable QR Reader to learn more about our construction management services.



Top: Existing exterior finish at start of project. Middle: Project in progress as the tenant remains open for business. Bottom: The completed face lift gives the structure an entirely new look, while enhancing the tenant's street presence and branding.



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