

Charles Dunn

OUR LONGEVITY PROVES OUR TRACK RECORD  
AS AN INDUSTRY LEADER

**SINCE 1921**

Real Estate Management  
Company

# THE CHARLES DUNN DIFFERENCE

Charles Dunn Company stands out as one of the largest third-party property management firms as recognized by the Los Angeles and San Fernando Valley Business Journals. Since 1921, we have built a reputation for being the premier provider of real estate services for clients nationwide. Our success stems from our dedicated team of real estate specialists who strive for operational excellence.

At Charles Dunn Company we offer a unique blend of strengths: the entrepreneurial creativity and the flexibility of the best mid-sized firms combined with the resources and stability typical of global commercial real estate companies. This integration allows us to deliver unparalleled services and results for our clients.

Our wealth of experience and expertise sets us apart. We recognize that our clients want more than just a proven track record. Clients are looking for an advisor who prioritizes accountability, understanding, and trust. Our continued growth over the years showcases our unwavering commitment to partnering with our clients, surpassing their expectations, and fostering strong relationships with them.

## PROPERTY TYPES MANAGED



Office



Industrial



Retail



Estate



Medical



Mixed Use

## We serve our clients throughout California.

- Los Angeles County
- Riverside County
- San Francisco County
- San Diego County
- Ventura County
- San Bernardino County
- Santa Clara County
- Orange County

## SERVICES OFFERED

With nearly **19 million square feet under management**, Charles Dunn Company offers full-service property management services and related services for office, medical, retail, industrial and mixed use properties throughout California.



### Property Management

Our experienced property management team develops and implements superior strategic plans tailored to each property or portfolio. These plans optimize real estate value by increasing income and occupancy rates while minimizing expenses, risks, and capitalization rates. We understand that every asset deserves a hands-on, customized strategy aligned with our clients' objectives.



### Asset Management

Our asset management team specializes in crafting and executing impactful investment strategies that incorporate a holistic view of each client's investment goals. Leveraging Charles Dunn's extensive expertise in real estate, capital markets and partnership management, our team works with various parties to efficiently and effectively execute the asset management plan.



### Accounting Services

We have built a reputation for delivering property accounting services that are timely, accurate, and transparent. Right from the start, we collaborate with every client to develop tailored policies, procedures, and reporting formats. This approach guarantees that decisions are made with full information, customized to meet their individual requirements.



### Pre-Acquisition Due Diligence

Making an informed investment decision requires a deep understanding of every aspect of a property, including its condition, operations, investment plan and details regarding leases and contracts. Our cross-discipline team members have the ability to identify issues and thoroughly explore the potential risk and reward of the asset. Once we identify our client's investment goals, we then collaborate closely with our client to develop and ensure that the goals are successfully achieved.



### Construction Management

Our Project Management Team has the resources and experience to ensure that each project is completed on time, on budget, and meets the highest standards of quality. Our team adeptly handles any tenant improvement, capital improvement, or remodeling project. Our Project Management Team has decades of experience in construction management from the initial evaluation phase through to its successful completion.



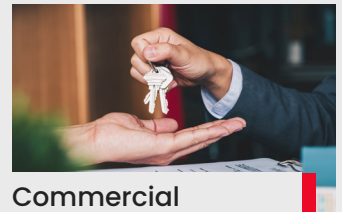
### Receivership Services

We are committed to protecting and increasing the value of your real estate assets or business operations at the lowest cost possible while disputes are being resolved. Our receivership team is highly skilled at handling cases of any kind, size, or complexity. With decades of experience, we specialize in asset seizure, forensic accounting valuation, brokerage, property management, and business operations.



### Tax Appeal Consulting

Property owners often need professional help to navigate an assessor's bureaucratic tax appeal processes. We assess property valuations and explore opportunities to reduce the property tax assessment. Our fees are contingent on our successful appeal. There are no upfront costs and fees are only paid when savings are recognized. We offer full representation and manage the entire process. Our team is well-versed in Assessment Appeals Board rules and maintains strong ties with county appraisers to try to resolve the tax appeal.



### Commercial Renewal Leasing

Developing a robust tenant retention strategy is crucial for property owners because replacing a tenant can be costly. Leveraging our understanding of the tenants' needs and motivation and the strong relationships we have built with the tenants ensure successful lease renewals or expansions at the most beneficial leasing terms to the property owners.

Charles Dunn

#### FOR MORE INFORMATION CONTACT

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