



WHERE PROPERTY MANAGEMENT MEETS EXCELLENCE

CHELM PROPERTIES, INC.

A Northeast Ohio Real Estate Development & Management Firm

OUR MISSION

To provide outstanding property management services with a focus on maximizing your investment potential and tenant satisfaction.

PROPERTY MANAGEMENT SERVICES

We pride ourselves on delivering top-notch services that ensure your properties thrive.

- ✓ **Property Evaluation**
- ✓ **Property Maintenance**
- ✓ **Property Management**
- ✓ **Financial Management**

We work with owners to structure management plans that suit individual property needs, from basic to full service management.

70 YEARS OF
INDUSTRY EXPERIENCE

"I was introduced to Chelm Properties through a mutual friend who is a partner with them on numerous ventures. Their attention to detail as well as complete professionalism was integral in making the property viable . We were able to transform a depressed property into a sale , allowing a return of initial investment to the partners. I would recommend them to anyone needing their services." – Moshe Kahn



Property Evaluation

- Upon starting any assignment, Chelm Properties will evaluate the property to identify which maintenance issues require immediate attention and which can be addressed over time.
- After the evaluation and the identification of both immediate and long-term maintenance issues, we will develop a comprehensive maintenance plan and budget.
- This plan will ensure that the Owner and Manager have a clear understanding of both short-term and long-term management needs for the required solutions.

Property Maintenance

- Routine inspections by our maintenance staff and regular site visits by the management team ensure your property remains up to our high standards.
- We contract with reputable local vendors to provide quick and efficient repair services as needed for the maintenance of the property, including:
 - Roof Inspection & Maintenance
 - Annual Landscaping & Snowplow Contracts
 - HVAC & Electrical
 - Building Fire Suppression
 - Fire Alarm
 - Elevator

Property Management

- Negotiate and prepare lease renewals and extensions
- Timely collection of rent and other charges payable
- Billing of sub-metered utilities for reimbursement
- Budgeting and construction management services for new Tenant buildouts
- Overseeing capital improvements

Financial Management

- Detailed budgeting per property
- Comprehensive financial analysis for transparency
- New tenant lease analysis, administration, and abstracts
- Provide Owner with insurance quotes for property



CHELM PROPERTIES, INC.

CONTACT US

Ready to experience the best in property management?
Contact us today for a consultation.

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