



PACIFICA

COMMERCIAL REALTY

Your Central Coast Solution For
Commercial Property Management





Pacifica Property Management

EXPERIENCE

Since 1969, developers, owners, investors and tenants have put their trust in Pacifica Commercial Realty to maintain, protect and promote successful environments for businesses.

Pacifica Property Management ("PPM"), by Pacifica Commercial Realty, creates more tenant and client satisfaction than any other property management group on the Central Coast. From physical maintenance, to financial management, to tenant relations and emergency services, our team provides it all.

SERVICES

- **Tenant Billings**
- **Rent Collections**
- **CAM/NNN Reconciliations**
- **Late Fee Collections**
- **Vendor Management**
- **Vendor Payables and 1099s**
- **Insurance Payments**
- **Annual Insurance Reviews**
- **Property Tax Payments**
- **Proceeds Distributions**
- **Vacancy Analysis**
- **Cash Flow Reporting**
- **Expense Analysis**
- **Detailed Budgeting**
- **Condominium Associations**
- **CC&R and Bylaw Reviews**



Supporting property owners and businesses in Santa Barbara and San Luis Obispo Counties...

- Paso Robles
- Templeton
- Atascadero
- San Luis Obispo
- Santa Maria
- Buellton
- Lompoc
- Goleta
- Santa Barbara



EXPERTISE

Pacifica Property Management directly employs a dedicated team of seasoned professionals who attend to every detail: From tenant billing and collections; vendor management and tax payments; to insurance reviews; detailed reporting; and funds distributions. No detail is too small, no deadline is missed and the results demonstrate our value: High tenant satisfaction, high investment returns and low turnover.

Never miss a rent increase or a utility bill.



THE MOST SUCCESSFUL
COMMERCIAL
REAL ESTATE COMPANY
ON THE CENTRAL COAST
SINCE 1969.

PROVEN VALUE

By combining industry experience with personalized service and state-of-the-art technology, PPM has become the provider of choice to many of the Central Coast's leading commercial and industrial properties.

No detail is too small, no deadline is missed and the results demonstrate our value.

Technology plays an important role in our success. Using web-based Yardi® Voyager software, we are able to customize property management programs that meet the specific needs of each client's property. We invest heavily in support systems and ongoing training to ensure that our management team has the best-in-class support tools.

We provide regular onsite visual inspections, personalized tenant contact and maintain open channels of client/manager communication to ensure top quality property conditions. Our on-call support team is available when needed, 24/7.

As professional property owners and managers ourselves, we thoroughly understand the value of well-managed assets. There is simply no substitute for professional property management and this is why our approach is so complete and successful.



YARDI Voyager Software is used for all P/L statements and cash flow analyses, and allows quick view of Tenant details.

YARDI Software:

- Annual CAM/NNN reconciliation
- Annual reports for tax returns
- Monthly tenant statements
- Insurance bids
- Construction management and draws
- Cash management and control

“Since Pacifica Commercial Realty has taken over the property management of all aspects of our commercial building, it has been a tremendous relief and benefit. I am pleased with the suggestions and coordination of visually improving the property by painting the property, improving the landscape and having a new roof installed. The property is being maintained well and the tenants are happy with the staff’s prompt and professional response.”

RICHARD ORTALE, RICHARD ORTALE FAMILY TRUST

“Pacifica Property Management has done an excellent job for our building. They always respond quickly to any problems that may arise. They always make sure the property is well kept and maintained. If we need a bid for any repairs they always have them for us as soon as possible. Our building looks so much better since Pacifica Property Management has taken over.”

SAMUEL BURG DDS, MARIAN MEDICAL DENTAL CENTER

Pacifica Property Management



The Central Coast's leading provider of commercial property management services, meeting the needs of nearly 1,000,000 square feet of property owners and tenants, including:

- State of California
- Fidelity National Title
- Santa Barbara County
- Dignity Health
- Marian Medical/Dental Partners
- Pep Boys
- Smart & Final
- United Refrigeration
- Bomar Security
- Union Bank
- Compass Health
- Urology Associates
- Western Exterminator
- Rova Properties
- Sheehy Farms
- Zodiac Aerospace
- Den-Mat Inc.
- Tomooka Family Trust



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