

OPERATIONAL REPOSITIONING CHECKLIST

These can greatly increase property income and value without costing much at all. Most these changes cost only your time giving you the most bang for your buck.

- Raise rents and lower expenses
- Make units or spaces rent-ready
- Fill vacancies
- Change the tenant mix
- Clean and remove junk
- Change signage
- Replace poor-quality tenants
- Renegotiate longer-term leases
- Rebrand the property
- Design a new website
- Change management companies
- Implement a water conservation program
- Lower property taxes
- Add vending machines
- Rent parking spaces
- Install security cameras and security signs
- Charge a pet fee
- Lower insurance cost
- Competitively shop vendor contracts
- Instigate a ratio utility billing system
- Create social media pages