



LQ Commercial
PROPERTY MANAGEMENT

COMMERCIAL PROPERTY MANAGEMENT

ORLANDO | TAMPA | FORT MYERS | NAPLES

 [LQCRE.COM](https://lqcre.com)

WHO IS LQ?

LQ Commercial Real Estate Services, formerly LandQwest Commercial, is a nationally recognized commercial real estate brokerage organization that provides business partners with property management, tenant representation, leasing, sales, investment, and consulting services to uniquely shape the commercial landscapes in the communities we serve.

OUR TEAM

We are a passionate team of results-driven commercial real estate professionals with a firm foundation built on integrity, innovation, and a commitment to exceeding client expectations. Our team is over 30 licensed agents strong; many with industry designations or specialized education. We have over 20 team members across marketing, accounting, and property management departments.

WHAT WE DO

We offer in-house expertise and technologies at every level to expedite your personalized tenant representation, leasing, sales and property management services.

We treat tenants, landlords, and investors as business partners, crafting individual strategies that ensures long-term client success with their retail, office, industrial, hospitality, land, multi-family, and special-use assets.

WHERE WE ARE



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LQ PROPERTY MANAGEMENT LEADERSHIP



MARY GENTILE CRX CSM

President - Management

(239) 333-4376

mgentile@lqcre.com

Mary provides strategic oversight for the multi-state division to service a 3M+ SF portfolio of third-party assets.

She engages in owner and tenant interface, CAM operation execution, budget/forecasting and reporting, as well as risk and emergency disaster management for retail, office, medical, and industrial space.



AIMEE CROW

Principal, Controller

(239) 333-2506

acrow@lqcre.com

Aimee supervises Accounting Staff to ensure daily departmental functions run efficiently. She also develops internal guidelines, policies and procedures, cash and credit management and other activities. Aimee ensures compliance and standards, prepares financial reports and risk analysis for a 3M square foot portfolio in addition to LQ Commercial's corporate entities.



JOHN MOUNCE

Founding Principal

(239) 333-4365

jmounce@lqcre.com

John is Founding Principal of LQ Commercial, and leader of the Retail and Tenant Representation Divisions, with 35+ years of experience.

His client caliber consists of national big box and grocery brands, fine dining restaurants, home furnishing retailers, and large-scale developers.



ROKKI ROGAN CDPE

Founding Principal

(239) 333-2505

rrogan@lqcre.com

Rokki is responsible for overseeing company operations in all markets, expanding the firms' footprint, and maximizing proficiencies for its commercial brokerage and property management arms.

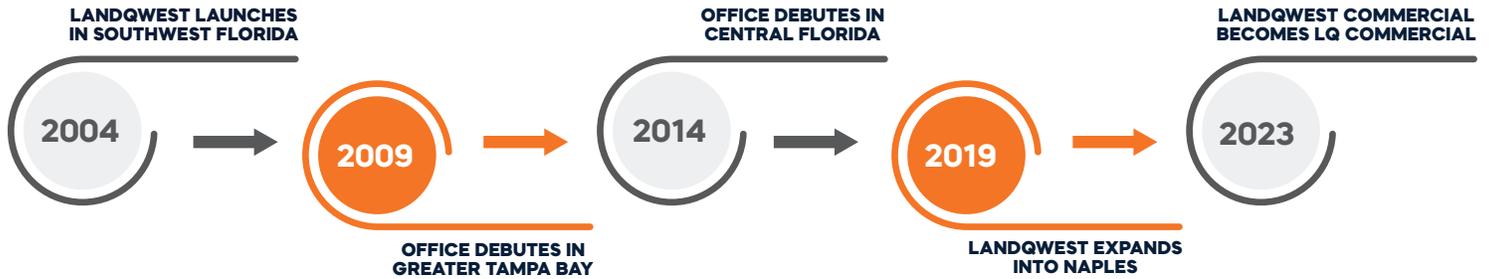
He also offers a unique background in sourcing distressed debt through an extensive banking network.



Established in April 2005, our successful business model expanded to offer Statewide service; hence a Tampa office was established in 2009 and, due to increased productivity and demand, Orlando opened in 2014.

In Spring 2019, LandQwest continued to saturate its Central, West Central and Southwest Florida markets by opening a fourth office in Naples, Florida.

In the Summer of 2023, LandQwest Commercial - and its affiliates - officially became known as "LQ Commercial" Real Estate Services.



COMMUNITY RELATIONS





FULL-SERVICE PROPERTY MANAGEMENT

SECURE RETENTIONS & RENEWALS

Retaining tenants is of paramount importance. The transformative power of technology is altering the management landscape in commercial real estate.

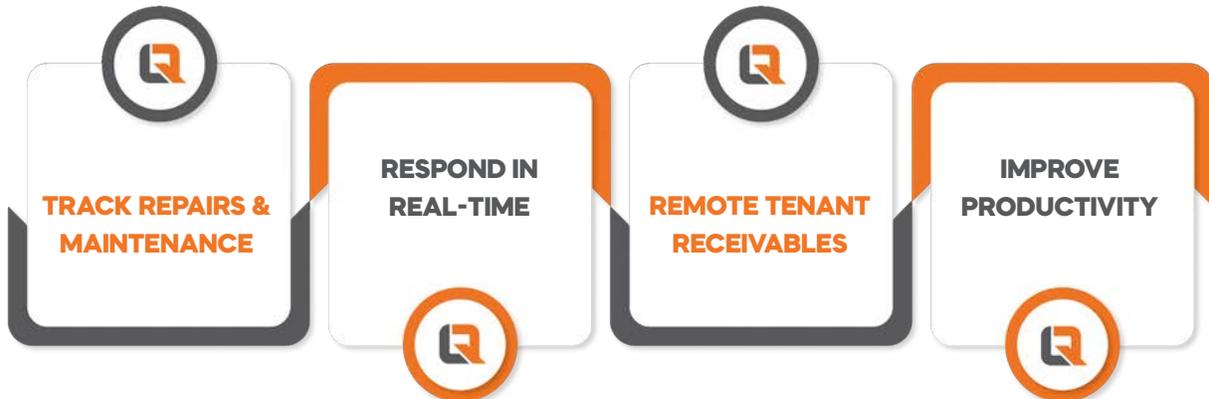
Even though managing the physical asset is still a labor-intensive process, automation and mobility have become part of our daily lives to:



The costs to replace a tenant can be significant to include variables such as:

COMMISSIONS | VACANCIES | RENT CONCESSIONS | RELOCATION COSTS | T.I. + BUILDOUTS

Investing in cloud tools is key to portfolio expansion and allows managers to:



STRONG TENANT RELATIONSHIPS ARE VITAL

As tenant wants, needs, and expectations evolve, providing first-rate customer service is essential to both the success of a Property Management Company and your asset.

It's not just about understanding *why* a tenant chose their specific location, but knowing the service they expect out from their Landlord and Manager.

Retention and renewals largely come down to the type of response they receive. Tenants who feel valued are more likely to renew their leases.

MANAGED SERVICES

WHAT IS THE LQ “FULL-SERVICE” MENU?

Whether it's your first venture into commercial real estate or you're a seasoned investor, the most important factor in seeing the strongest ROI is securing well-qualified tenants.

The second is ensuring their satisfaction in all locational aspects.

Our management team understands its role as leasing support and assists in analyzing each property for hidden value to ensure your property's competitive edge.



TENANT RELATIONS

Insightful tenant relations are key to the LandQwest platform. This is achieved by experience and responsiveness.



MARKETING SUPPORT

Assist tenants with social media efforts on how to promote awareness and interest in their business to drive sales and improve consumer relations.



FINANCIAL REPORTING

Work with owners on their objectives and strategies to provide vital information about the overall financial health of their assets to share with stake/shareholders, investors and any governmental regulators.



STRATEGIC LEASING

Occupancy costs vary from property-to-property, and markets vary by asset location. We assist leasing brokers in evaluating your property to create a fully optimized tenant mix, track expiring leases, and perform strategic tenant replacement strategies.



RENOVATION MANAGEMENT

We work diligently to protect and enhance the value of your property by creating a better “Curb Appeal” for you.

Our team has mastered the many complexities of commercial renovations throughout the years, from small to large-scale projects.



SECURITY

Protection and safe guarding comes in many forms and provides just as many challenges.

Your properties should always be well-lit, with well-trimmed trees and shrubs.

Cameras and security systems with access control systems all play a vital role in your tenants and customers safety.

IDENTIFIED OBJECTIVES

ECONOMIC & FINANCIAL ANALYSIS

BEST PRACTICES

CUSTOMIZED MANAGEMENT PLATFORMS

Efficient property operations and risk management policies ensure asset preservation and extend the life of critical components.

Our professionals enforce fair and reasonable standard operating procedures and apply industry-recognized best practices to match owner objectives and maximize value.



MAINTENANCE

Don't lose control over quality, cost or consistency.

By investing in routine maintenance, you're investing in your assets' financial success.

Using qualified, licensed, insured and experienced contractors is a crucial aspect of the management process.

EMERGENCY RESPONSE

Through fire, floods or tropical systems, we offer 24-hour service by facilitating resources to coordinate and mitigate damages. We work extensively to minimize interruptions to business operations, while maintaining a positive image of the center and its owners.

CAPITAL IMPROVEMENTS

Whether repairs are needed for your roof, parking lots resurfaced/ restriped or landscaping maintained, whether HVAC or life safety systems improvements are needed, our team enhances property values to increase useful life or adapt assets for a new use.

LEASE ADMINISTRATION

We assist with all rent collections, reconciliations, recoveries, leases, renewals, amendments and assessments to ensure tenant compliancy, and even facilitate evictions if they become necessary.

MONTHLY BUDGETING

Tracking spending is essential to managing your bottom line. We maximize cash flows by monitoring financials and reducing expenses.

RISK MANAGEMENT

Identify potential risks and work with providers to control, prevent, and/or reduce losses from unfortunate circumstances.



PROCESS

PROPERTY MANAGEMENT



PROCESS, PLAN, PROTECTION



LQ Commercial Property Management is a focused team of management experts solely devoted to maximizing the profitability and performance of your real estate investments.

Our clients trust us because we deliver vast resources, accurate reporting and financial results that exceed expectations.

For 20 years, while other companies have decreased their business, LQ has grown by helping commercial property owners streamline operations, minimize risk, attract qualified tenants, lower costs, and increase values with our action plan over the initial 30 days and into the 60 and 90-day marks.

FINANCIAL MANAGEMENT

- Accounting
- Financial Reporting
- Lease Compliance Administration
- AP/AR Bookkeeping
- Sales Tax Filing
- Budgeting
- Lease Audit
- Reconciliations
- Abstracting
- Auditing

FACILITIES MANAGEMENT

- Landlord Liaison
- Tenant Liaison
- Inspection Analysis
- Preventative
- Fire & Life Safety
- Contract Compliance
- Vendor Compliance
- Security+Alarm
- Response
- Emergency Response

RISK MANAGEMENT

- Master Insurance
- Emergency Prep Plan
- Building Systems
- Building Procedures
- Security Procedures
- Incident Reporting
- Access Control
- System Procedures

PROJECT & DEVELOPMENT

- Capital Improvements
- Interior Buildout
- Tenant Improvements
- Building Modernization
- Vendor Management
- Vendor Compliance
- Redevelopment
- Bid + Procurement

GENERAL LIABILITY	
General Aggregate	\$2,100,000
Each Occurrence	\$1,000,000
Products & Completed Operations	\$2,100,000
Personal & Advertising Injury	\$1,000,000
Fire Damage Legal Liability	\$100,000
Medical Payments	\$1,000
Deductible	NIL
UMBRELLA LIABILITY	
Liability Limit	\$25,000,000

As a valued client of LQ Commercial Property Management, you are eligible to participate in our master program of insurance.

This is a comprehensive and very competitive insurance product with options for Property, General Liability, Equipment Breakdown and Umbrella Liability Insurance.

LQ's master insurance program is just one more benefit that separates us from other property management firms.

Leverage our buying power to assemble terms, conditions and pricing unavailable to owners under single location placements.

CONTACT LQ FOR A FREE COVERAGE AUDIT

CONTACT LQ



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