MCH Commercial

High Performance Real Estate Services

### A Different Type of Commercial Property Management Company

Investing in commercial real estate doesn't mean you have to spend hours managing your properties. It also doesn't mean you need to engage in an expensive, full-service, long-term contract with a commercial real estate management firm. When you sign a large, commercial contract for commercial property management services, you are typically paying for a lot of people, and inefficiencies with the large commercial real estate firms can add up to a lot of time and dollars wasted, thus reducing your net operating income.

Unlike the big firms, MCH Commercial uses a more agile, nimble business model to keep your operating costs lower, while still offering personalized, professional guidance and insight on your commercial real estate investments. We partner with you to facilitate many of the hands-on, "roll up your sleeves" activities required by this type of investment, such as site inspections, due diligence, contract reviews, operational efficiencies, and lease-up plans. In directing the growth of your properties, we also help you maximize the return on your investments. This high-performance mindset helps direct every initiative we perform on your behalf.

OUR MANAGEMENT SERVICES >>

### Take the Next Step

If you're looking for industry experience, personal service, accountability and value in a real estate consultant, we'd love to work with you. Whether you are in need of complete property management, or just need help with a

specific portion of your commercial property management, contact us and let us know more about your current situation, so we can schedule a time to go over the details.

CONTACT US >>

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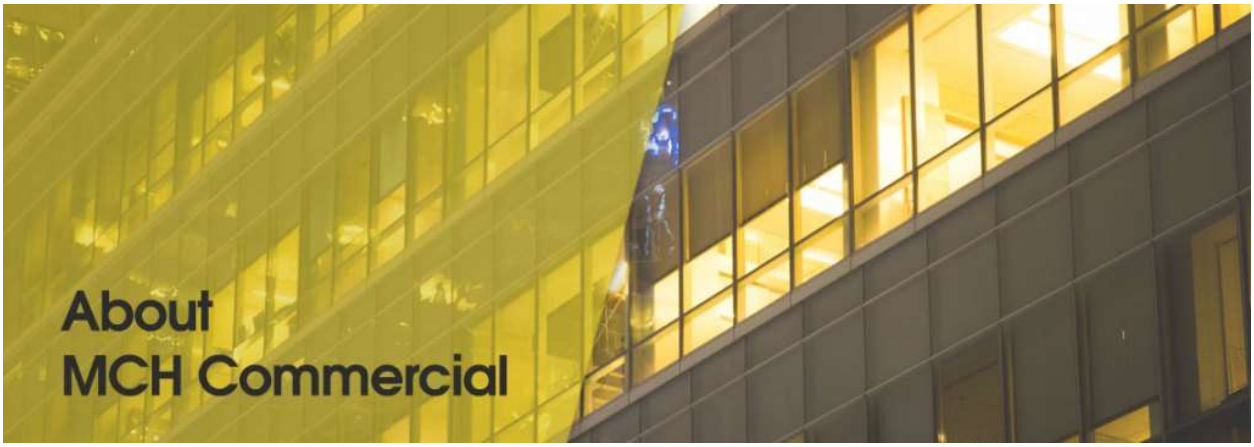
- **Valuable Commercial Real Estate Insight, Straight to your Inbox.**

Yes, please keep me informed about the latest real estate management tips, industry news and opportunities in the Indianapolis real estate industry:

- First Name
- Email




MCH Commercial was founded in 2013 to fill a gap in the marketplace for individual investors and companies looking for straight-forward commercial property management support. An award-winning, and certified women-owned business, MCH Commercial specializes in healthcare, commercial office, light industrial and mixed use properties. Unlike larger commercial real estate firms, the company offers its management services as either a full service or cafeteria plan format, enabling clients to select the right amount of support for their individual investment needs.

## Commercial Property Management Services

As a consultant and financial steward for its clients, MCH Commercial provides outsourced, third-party commercial property management services for owner-occupied, triple net lease, 1031 Exchange, family trust, acquisition and disposition clients in Indiana, and also offers local support for out-of-state investors. Some of the company's commercial property management services include:

- Site inspections reviews and recommendations
- Financial reviews and recommendations
- Contract oversight
- Initial building set ups
- Operations budgeting
- Lease administration and auditing
- Capital review
- Finance options

- Specialized asset and property management (a la carte contracting)
- LEED certified consulting

***Ready to get started?*** Let us know more about your current commercial real estate management needs, and we can set up a time to discuss them.

REQUEST MORE INFO AWARDS & AFFILATIONS

## About Our Founder

MCH Commercial Real Estate founder Mary C. Hauser has more than 25 years of experience as a commercial real estate professional, with cross-industry experience in facility and operations management, budgeting and planning. She has been awarded with numerous state and national real estate industry certifications and awards, including the *Indiana Real Estate Management's Certified Property Manager of the Year* award, and the *Indiana Commercial Board of Realtor's Real Estate Professional of the Year* award.

In addition to her industry outreach, Mary Hauser also has a passion for helping those in the community, and seeks partnerships with local organizations to provide philanthropic support and guidance.

# Credentials + Awards + Education

- 2015: Indiana Real Estate Instructor Permit; No. INST200663
- 2014: Indiana Licensed Principal Broker; License No. RB14043740
- 2013: IREM® National Honor – "Women Changing the World of Real Estate Management"
- 2011: ICBR® Real Estate Professional of the Year
- 2011: IREM® CPM® of the Year Award
- 2009: USGBC® LEED AP® Certification, Legacy Certification
- 2009: CCIM® Designation; Certification No. 16065

- 2006: IREM® CPM®, Certified Property Manager; Certification No. 19681
- 1989: B.S. Marketing & Economics, IUPUI

## Community + Industry Outreach

- 2016: CCIM Indiana Chapter President & National Governance Committee Member
- 2014: Graduate – United Way Executive Leadership Series
- 2014: IREM® Indiana Chapter 24 President
- 2014: Indiana Commercial Board of Realtors Board Member
- 2009: Indianapolis City County Building Green Team, Mayoral Nomination

## Current Board + Committee Involvement

- United Way of Central Indiana: Facilities Maintenance Fund Committee
- Prevent Child Abuse of Indiana: Matt Breman 4Kids Run Event Chair
- Shared Hope International: Indiana Ambassador
- Prevent Child Abuse Indiana Advisory Board
- United States Green Building Services Council (USGBC®) Indiana Chapter Member

REQUEST MORE INFO

MCH Commercial offers expert financial guidance for all of your commercial real estate investments. We will conduct the due diligence needed to analyze your risk and evaluate your property for determining upside for net operating income, and help you make the most of your investments. Some of our asset management services include:

- **Financial Oversight:** We'll review your property's operating expenses in order to determine the true costs of running the property, and help you determine the value based on the property's critical net operating income. We can also help with any paperwork for contracts, acquisitions and dispositions.

- **Capital Review:** We conduct a full assessment of the physical property, and provide you with a written scope of work and strategy for negotiating any necessary capital improvements. We'll also take the hassle out of contractor management by helping solicit vendor bids for these items.

- **Capital Planning & Project Management:** We'll create a strategy to help you plan your property's capital improvements over time, helping keep your building running smoothly as well as make economic and environmental improvements where needed. We'll also work with vendors and contractors to keep project scope and budget in line with expectations.

**Building Value through Asset Management**

MCH Commercial serves as a good financial steward of your commercial property investments. We have the experience and insight in asset management to turn your opportunities into lasting profits. Contact us today to learn more about our asset management services.

When it comes to property management, MCH Commercial understands that property owners want to maximize their investments and their profits – not spend a lot on the building, upkeep and administrative aspects of owning the property. That's why we offer both a full-service property management plan, and a property management cafeteria plan, where our clients pick and choose which aspects of the property management process they want to outsource. Then we work hard to streamline our resources through partnerships and careful negotiation so that our clients receive the maximum value from their property management contract.

As part of our commercial property management services, we handle:

- **Operations:** From the daily functions of the commercial property to the deferred maintenance programs and capital planning, our experts will help you perform all of the building operations maintenance and financial services related to your commercial property. From how the building operates to its functionality and physical state, we'll manage the day-to-day operations in order to maintain its financial viability from day one of your investment. Through proper maintenance and improvements, as well as through creative lease structures and more, we can ensure that you receive the maximum ROI.

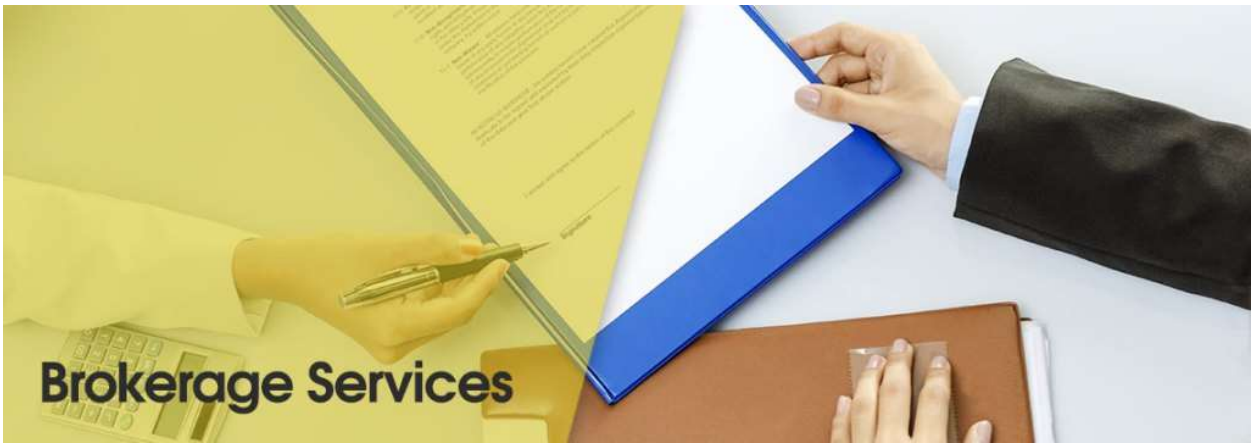
- **Lease Administration:** As part of our lease administration services, we'll help you interpret and manage all of your lease data so that you can correctly invoice your tenants. We also offer cost recovery consulting if needed and help you keep track of your lease renewals and documentation so you don't miss a beat. We'll

also consult with you on the best options for deferred maintenance items in order to maximize your investments and capital improvements.

- **Lease Audits:** MCH Commercial offers a complete examination of documents associated with your lease, from square footage measurements to expense stop reconciliations. This systematic process is a necessary but critical component for managing investment property and can help you achieve your net operating income goals.

## A Commercial Property Management Company with Integrity

We may not be the biggest property management company in Indianapolis. But what we offer our commercial real estate investors is a partner with expertise in delivering value and handling the high-level decision-making that comes with commercial property management. If you're looking for a property management company with a high-performance mindset, we're ready to work with you. Contact us to get started today.




As a licensed real estate broker in the state of Indiana, MCH Commercial offers commercial real estate brokerage services for Indianapolis area clients looking for investment property – whether it includes a 1031 Exchange, investment property swap, or sale. Our wide range of brokerage services include:

- **Acquisitions:** When you are looking to acquire a new commercial property for investment purposes, we can help you research the existing market and evaluate all of your options to find the perfect property.

- **Dispositions:** We can represent you as either a buyer or seller for dispositions, conducting any due diligence and coordinating any financial and contractual agreements on the swap or sale.

- **Leasing:** As your commercial real estate broker, we can help you negotiate your purchase and leasing agreements, and represent you to your tenants for new leases or lease renewals.

Using a strategic approach to our commercial real estate brokerage services ensures that we can help you achieve your overall objectives when it comes to buying, swapping or selling your commercial real estate investment. Talk to the experts at MCH Commercial to find out more about our real estate brokerage services in Indiana.

Check here for the latest news, updates and community involvement from MCH Commercial Real Estate. If you are interested in interviewing us for a real-estate news article or blog post, please contact us. We are also interested in exploring strategic partnerships with like-minded organizations.

With more than 25 years in the commercial real estate industry in Indiana, MCH Commercial can help you turn your real estate opportunity into an investment that yields dividends. Contact us today to see how we can partner with you to help you maximize your profits.

Mary Hauser, CPM, CCIM, LEED-AP
Principal

**MCH Commercial**
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Brownsburg, IN 46112
(317) 414-6663

**Fill out the form below and tell us more about your property management needs:**

- Name*

  First Last

- Email*

- Phone*

- Property Address (if known)

  Street Address Address Line 2 City
  State ZIP Code

- Areas of Ownership/Industry
  - Industrial
  - Retail
  - Commercial
  - Medical
- What services are you interested in (select all that apply)?
  - Property Management
  - Brokerage
  - Consulting
- Best time to reach you

  :HH

  MM

- Details

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  - Please keep me informed on new real estate opportunities and management tips.