



CHANDLER
PROPERTIES
SINCE 1979

We Give Apartment Owners Flexibility,
Control — and Freedom.

San Francisco's Premiere
Property Management Company



Chandler Properties Understands Your Needs

If you're like most apartment building owners, you could manage your own building—that is if you had the time or the desire to do so. We understand that. And we also know how important your building is to you—whether family-owned for generations, or self-managed for years, or recently purchased as an investment. We get that too. Most important, we understand that you want your property to be managed exceptionally well—just like you would manage it—and you want control and flexibility over how it's managed. Understandably you want freedom to pursue other life passions—business or career, family, philanthropy, travel or all of these things, and you don't want the day-to-day hassle of managing an apartment building to get in your way. This is where we come in. We're San Francisco's premiere property management company for large and small apartment buildings.

“My law practice keeps me busy and fully engaged in my career. For the past 20 years, Chandler has managed a beautiful Victorian-style building for me. Without Chandler's support and guidance, I would not own income property—it's their specialty, not mine.”



Kay Lucas

Founder and General Partner of The Lucas Law Firm
California Lawyer of the Year, 2002
Apartment Building Owner

Not Too Big, or Too Expensive

Delivering Excellent Service

We have been providing the highest level of property management services to apartment building owners in San Francisco for nearly three decades. It's our only business. And we do it exceedingly well. Whether we're managing an apartment building for you that has six units, 50 units, or 150, we will satisfy your needs and budget.

Providing A Full Range of Services at a Competitive Price

Since our founding by Carolyn Chandler in 1979, we have continued to set the standard of excellence in the property management industry and continue to refine and improve our service offerings. From the accountability of our systems, to the expertise of our staff, to our customized team approach to property management, we work hard to ensure that our clients get the best service possible from us—always at a highly competitive price. We provide a broad range of full property management services including, but not limited to, 24-hour emergency services, building systems maintenance, leasing of all vacancies, full and comprehensive accounting services, supervision of all remodeling and repairs to buildings and competitive rates for insurance through our Master Insurance Program.

Managing Your Building—2 Units to 200 Units

We recognize that a smaller apartment building often has different needs than a larger one. We have the expertise to handle both. For the smaller building without a resident manager, we offer the personal attention you require. We can handle day-to-day tenant needs, emergency services and maintenance and have a rental department that can quickly fill your empty rental units with qualified tenants. For the larger apartment building, our property manager works in tandem with your resident manager to ensure that your property is taken care of, your tenant needs are met and vacancies are promptly filled. We are ever vigilant to maintain and enhance the investment you've made in your property.

“I manage a thriving accounting practice and invest often with my clients in San Francisco apartment buildings. After I saw what a thorough job Chandler did with one 24-unit apartment building, I switched over my other nine properties. Chandler is a star—they go that extra mile for their clients.”



Jack Lapidos

CEO of the accounting firm of Dreyer, Lapidos, Geyer, Leung and Luchetti, Inc.
Owner and Managing Partner of 10 Apartment Buildings

Quality Comes First, Always

Exceeding Your Expectations

At Chandler Properties, we care about your properties and it shows. Quite literally. Visit a Chandler-managed property and you'll notice the difference. Meticulously well maintained. Clean. Safe. They are a cut above. No detail escapes our attention, from the landscaping to the entryways to the interiors and exteriors to ongoing maintenance. And you won't pay any more for this quality of service. That's because we've spent years perfecting and refining our property management systems to make them as efficient as possible, and we have cultivated strong relationships with vendors to ensure you get the best price for service. The quality of the service we provide is our number-one priority.

Conducting Property Inspections

We have a proactive strategy to property management. It's simple really. We go to your property, inspect the premises, and monitor our own work on a regular basis. We think this is a critical part of our property management services. And while many others say they do it, few truly deliver. We routinely have our Property Managers on-site to monitor the quality of any ongoing repair work. Our goal is to prevent problems from occurring at your building in the first place. And if a situation does arise, we work to resolve it quickly and cost-effectively. We will send you a Monthly Manager's Report that highlights the physical condition of your building with suggestions for improvements, provides updates on activities taking place, and follows up on work-in-progress. In other words, we keep you informed about your building with our monthly reports and phone calls.

Keeping Your Building Systems in Top Shape

Fire alarm systems, elevator maintenance, sprinklers and more are all absolutely critical to the safety of your tenants, your property, and your investment. Chandler Properties evaluates your building systems for general safety and certifications required by law or by common maintenance practice. In fact, we set up an Annual Calendar for monitoring maintenance and inspections on a monthly basis, along with the vendors responsible. We also analyze your service contracts to make sure you are getting the best price for services performed, and Chandler always looks for areas that could help you achieve a better return on your maintenance investment.

“When I started working with Chandler in 1989, I was running a thriving engineering firm and didn't have the time to manage my properties. Today, my wife and I are busier than ever volunteering at the Asian Art Museum and with peace and environmental groups. Chandler gives us the freedom to do the things we love and know that our buildings are exceptionally well maintained.”



Raj and Helen Desai

Community Activists
Owner of Three Apartment Buildings

A Results-Driven, Team Approach

Implementing Solutions—You Make the Decisions

We completely respect and understand your need to maintain control over your property. In fact, you make the decisions about how your property will be ultimately managed. While we have exceptional systems and processes in place and a team approach that provides continuity of service and depth of experience you won't find with other companies, we don't force you to do business 'our' way. We're here to serve your needs and we never lose sight of that focus.

Cultivating a Seamless Working Relationship

A key part of our job is to continually balance your needs as an owner (our primary focus) and those of your tenants by responding quickly, efficiently and professionally. For instance, we make sure rents are collected on time every month. Vacancies are filled as fast as possible; and when a problem does occur, we resolve the problem promptly and cost-effectively. Our maintenance department is on call round-the-clock to quickly handle any emergency situation. We will also work with your vendors or contractors of choice as well.

Providing Comprehensive Accounting Services

Our comprehensive financial package will keep you up-to-date on all of the activities at your property. It includes a balance sheet, income and expense statement, resident statement summary, checkbook register, and copies of your actual bank statements. This document sets us apart from other property management companies and shows our accountability for everything we do for you. Accounting services include collection and deposit of all rents and payment of all bills for your apartment building. The income from your building will be deposited directly into your own individual bank account. In addition, we provide a complete review of your building's insurance policies and pay city and county licenses, taxes, and permit fees. We even set up a checklist to make sure renewals are done on time.

“I own a beautiful apartment building in the Marina but don’t have the time to manage it myself. As a busy cardiologist, I like to spend the spare time I have with my family, or windsurfing on the Bay—my second love. Chandler has been successfully managing my property since 1991, and I wouldn’t have it any other way.”



Dr. Richard Francoz

Chief of Cardiology, California Pacific Medical Center
Apartment Building Owner

Our Service Pays for Itself

Leveraging the Expertise of Our Staff

We know the San Francisco market. We live here and work here, and we know how to ensure that you get the best market price for your apartment building rentals. In fact, we’re experts at dealing with San Francisco rent control laws and know how to work with the local government agencies to ensure that you are always meeting any required regulations, new or old.

Enhancing Your Bottom Line

To enhance your investment in your apartment buildings, we’ve made significant investments in our staff, operations and facilities as well. We take pride in our building, just like we take pride in yours. Continuous improvement and ongoing training and education are what we’re all about. It’s just another attribute that makes Chandler different. The continuity and depth of expertise of our staff provides you with consistent, high quality service so you know what to expect from us—not just good service, but great service that will pay for itself over time.

All of this translates into a strong return on your investment with us. Superior service doesn’t have to cost any more and with Chandler it doesn’t. Like we said in the beginning, it’s our only business. We treat every property we manage with the same care and attention that an owner would. So you have the freedom to pursue other life passions.

We Manage Your Apartment Building— You Manage the Rest of Your Life

If you’re like most apartment building owners we work with, you lead a full, rich life. Whether you’re giving back to your community, working in the corporate or entrepreneurial arena, managing a busy law firm or accounting practice, or simply doing the things you love—sports, travel and more—Chandler Properties can guide you through the complex process of successful property management. We do far more than just rent and maintain your properties, although we do that very well. Here is a sampling of the services we routinely provide:

- Property Inspections
- Building Systems Maintenance
- 24-Hour Emergency Service
- Leasing of all Vacancies
- Consultation on market rental rates and the latest housing regulations
- Comprehensive Accounting Services
- Monthly Financial Statements
- Supervision of all remodeling and repairs
- Competitive rates for insurance

We’re not too big or too expensive. We believe that quality comes first, always. We have a results-driven, team approach to property management, but you make the ultimate decisions. And our service pays for itself.

Get on with the rest of your life—call us today.

Contact Us

2799 California Street
San Francisco, CA 94115
www.chandlerproperties.com

Send email:

nh@chandlerproperties.com

Call Carolyn Chandler

or Norman Hall at:

415.921.5733



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