



## Property Management & Leasing



4918 Milan Road • Sandusky, Ohio 44870  
419-609-1199 • 877-835-1199 • Hoty.com

# Meet Hoty Management

Hoty Management, a subsidiary of Hoty Enterprises, Inc., specializes in the management of retail shopping centers, office buildings, marinas, condominiums and apartments. With over 30 years of real estate management experience, Hoty Management is the company that owners and lenders choose for the management of their commercial real estate.

## Hoty Management

**Address:** 4918 Milan Road  
Sandusky, Ohio 44870  
**Tel:** 419-609-1199  
**Toll Free:** 877-835-1199  
**Fax:** 419-621-4256  
**Website:** hoty.com  
**E-mail:** zack@hoty.com



## Management Personnel

### Zack Hoty:

- Certified Property Manager
- Certified General Real Estate Appraiser
- Member, Institute of Real Estate Management
- 30 years of property management experience

### Mark Hoty:

- Licensed Real Estate Agent
- 13 years of property management experience



# Our Services

Hoty Management offers **COMPLETE PROPERTY MANAGEMENT** for a variety of property owners:

- ⇒ Investors
- ⇒ Banks
- ⇒ Estates
- ⇒ Family Trusts

We have experience managing:

- ⇒ Retail shopping centers
- ⇒ Office buildings
- ⇒ Marinas
- ⇒ Apartments & condominiums
- ⇒ Homeowner's associations



We offer comprehensive management services that will help maximize your investment, including:

## Financial Reporting

- Assistance with tax returns
- Cash flow budgets
- Collection actions
- Common area, real estate tax & utility invoicing
- Delinquency reports
- Income & expense budgets
- Monthly financial statements

## Administrative Services

- Accurate & timely reports
- Creative leasing staff
- Experience in landlord-tenant relations
- Financial analysis
- Local market knowledge
- Professional competence and reliability



## Maintenance Supervision

- 24-hour, 7-day hotline
- Formal preventative maintenance programs
- Capital improvement budgets & plans
- Negotiate & review contractor bids
- Monitoring of contractor performance



# Current Management Projects

Project	Type
Outback Plaza	Shopping Center
Rye Beach Plaza	Shopping Center
Ledgewood Plaza	Shopping Center
Cliff Towers	Condominiums
Son Rise Marina	Marina
Angel's Path	Homeowner's Association
Angel's Pointe	Homeowner's Association
Commerce Plaza	Shopping Center
Pointe Plaza	Shopping Center
Enterprise Plaza	Shopping Center
Quarry's Edge	Shopping Center
CU Center West	Office Building
East Harbor State Park Marina	Marina
Plaza at Route 163	Shopping Center
Plato's Closet	Retail Store
Venetian Marina	Marina



# References

## BANKING

Mr. Jeffrey Palker  
FirstMerit Bank  
39 Public Square  
Medina, OH 44256  
Tel: (330) 764-7212

Mr. William Behe  
Sr. Vice President  
Fifth Third Center at One Seagate  
550 N. Summit Street  
Toledo, OH 43604-4506  
Tel: (419) 259-7135

Mr. Daniel Schloemer  
Vice President  
Croghan Colonial Bank  
One Union Square  
Bellevue, OH 44811  
Tel: (419) 483-6218

## PROFESSIONAL SERVICES

Mr. Edward Bugner, CPA  
5000 Gateway, Suite 101  
Medina, OH 44256  
Tel: (330) 722-1040

Mr. John Chiazza  
Wells Fargo Insurance  
648 Monroe Ave. NW, Suite 300  
Grand Rapids, MI 49503  
Tel: (800) 456-7153



Mr. Manual Glynias  
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Dan Frederick Architects  
29½ Public Square  
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