

PEST MANAGEMENT FOR DIVERSIFIED PORTFOLIOS



With portfolio diversification, tenants are presenting you with new specifications and space challenges. Did you know that pest management looks different for these varied clients? Going beyond traditional office space requires a new look at pest control from the perspective of a medical tenant, food storage or distribution center, or a multifamily property. It's important to understand these differences and how they impact operations when planning to diversify your asset portfolio.

Here are key Integrated Pest Management (IPM) considerations to review with a pest management provider and satisfy specialized tenants' top concerns:

TOP CONCERNS

IPM CONSIDERATIONS

HOSPITALITY



- Guest satisfaction
- Reputation
- Online & word of mouth reviews
- "Out of Sight, Out of Mind"

- Quick response
- Proactive vs. reactive approach
- Open communication

FOOD DISTRIBUTION



- Food and product safety
- Quality assurance and third-party audit criteria
- Sanitation and cleanliness
- Storage practices

- Audit regulation knowledge
- Proper audit documentation
- Pest sighting and trend reports

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HEALTHCARE



TOP CONCERNS

- Patient safety
- Infection control
- Sanitation and cleanliness
- Reputation

IPM CONSIDERATIONS

- Pest education for staff
- Understanding the sensitivity of the environment
- Joint Commission expertise
- Stringent sanitation plan

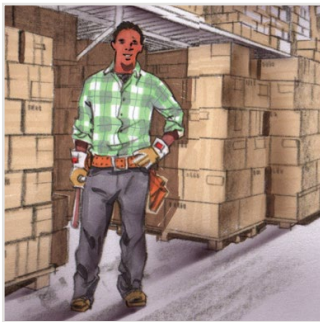
MULTIFAMILY



- Tenant satisfaction and retention
- Building maintenance and repairs
- Unit turnover

- Initial and ongoing inspections
- Environmentally responsible products
- Access to units

LOGISTICS/WAREHOUSING



- Vendor distribution and delivery
- Staff safety
- Storage capacity
- Location

- Shipment inspections
- Monitoring pest hot spots
- Exterior maintenance

MIXED-USE



- Restaurants – health inspections and audits
- Retail – deliveries, inventory and storage
- Office – tenant satisfaction and maintenance

- Exclusion tactics
- Expertise across multiple industries
- Responsiveness

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