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Common Area Maintenance & Lease Cost Recovery Audit

Our Common Area Maintenance (CAM) & Lease Recovery Audit is designed to help you protect your rights as a lessee. We examine your lease and related documents to ensure lease costs are allocated appropriately, potentially uncovering cost savings for your company.

Our CAM & Lease Recovery Audit generally includes the following activities:

In-Depth Review of Current Status

We review your lease agreement(s) and related documents and compare the amount you're being billed with what's in the documents to ensure compliance with the terms of the lease(s).

Examination of Property and Landlord Documents

We conduct an onsite review of the property, if needed, including a review of any landlord records and available supporting documents to ensure you're being appropriately invoiced for CAM charges.

Comprehensive Report with Recommendations

After our examination, we issue a report with findings and recommendations for cost recovery. We also include suggested improvements to CAM cost processes and controls.

Ongoing Support

After the CAM & Lease Recovery Audit is complete, we provide continuing support to help you collect any outstanding monies that are due as a result of our findings. During the audit, we also examine the facility portfolio and lease administration to ensure that your costs are appropriately allocated. If discrepancies are found, we help you work through them.

Extensive Experience with CAM/ Lease Cost Recovery

Our CAM & Lease Recovery Audit professionals are trained to catch anomalies that your internal resources might not. When we conduct our contingency-fee CAM & Lease Cost Recovery Audit, our goal is to identify significant recovery opportunities that contribute to your bottom line. We make it easy for you — we even negotiate with your landlord to facilitate solutions. There's no cost to you unless recovery is successful.

Keep Lease Costs under Control

When was the last time you did a common area maintenance (CAM) or lease review? For many business owners, the answer is, "never." However, this is a task that should be performed annually to ensure that CAM costs remain under control.

With occupancy costs rising each year, there is the increased potential for cost recovery in many of the areas relegated to common area maintenance. These include utilities, tax allocations, repairs and maintenance fees, operating expenses, landscaping, advertising, parking lot charges, insurance, and management fees.

If you have experienced any of the below, you may need to call in some additional expertise.

- Your tax bill for leased space increases unexpectedly
- Your lease contract language is vague or full of jargon
- You suspect that you're being overcharged but aren't sure where to start searching

Experience You Can Count On

Although most property managers have tracking and billing systems in place, they may not be robust enough to catch lease overcharges and anomalies. That's where CBIZ comes in. Our experienced team has the experience you can rely on to help you manage your CAM costs.



For more information about CBIZ contingency-based CAM & Lease Recovery Audits, please contact Frank Campagna: 216.525.1889 fcampagna@cbiz.com