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## Property Specialists

San Francisco is one of the most magnificent cities in the world, but more dense, diverse, and bureaucratic than most. Square footage is expensive, and requires care, planning, and a multitude of resources.

What is a property specialist? What can a property specialist do for you?

Simply put, a property specialist is a multi-disciplined professional, experienced in navigating bureaucratic waters and well-versed in the multi-faceted code requirements; he is knowledgeable in the building trades, and trained in project coordination and the efficient use of resources; he is sensitive to the tenant component in property issues; he is comfortable with numbers and understands value; his goal is protecting the value and integrity of your real property assets; he is, by necessity, strategic in his thinking.

Reach us by regular mail at the following address:

Property Specialists  
Fred T. Horsfield  
2495 33rd Avenue  
San Francisco, CA 94116

Our telephone number is:

(415) 386-8655

Find us on the web at:

[www.sfowners.com](http://www.sfowners.com)

Thank you and we look forward to having the opportunity to become your permit, planning, and property consultant.

Questions, comments, or need more info?  
Email us at [fth@pacbell.net](mailto:fth@pacbell.net)

A PLANNING CONSULTANT well-versed in the intricacies of the Planning Code and the San Francisco General Plan can ensure that your project not only receives Planning staff support, but that the maximum and best use of your asset is achieved.

A PERMIT EXPEDITER navigates the various, and sometimes conflicting, code and procedural requirements which must be met prior to receiving an approved building permit for your project. The goal is expeditious and complete approval.

No Owner relishes receiving a building complaint, officially a "Notice of Violation", or will not feel a little trepidation when summoned to a Director's Hearing. A CODE SPECIALIST can assist in negotiating an acceptable repair plan leading to the successful abatement of the violation.

A CONSTRUCTION MANAGER, or PROJECT MANAGER, combines a knowledge of trade technique, permit and code requirements, scheduling procedures, and pricing to ensure your interests are served and protected.

A PROPERTY CONSULTANT assists Owners in effectively managing income property. In San Francisco, with older buildings and a history of pro-tenant regulation, this requires a strategic finesse far beyond the simple "cash in - cash out" approach. We are not a property management firm, although our advice and recommendations come from years of experience managing apartment buildings, garden communities, and home owner's associations.