



TOM HOWARD Property Manager

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Anchor
ASSOCIATES

A Member of
CHAINLINKS
RETAIL ADVISORS

PROFESSIONAL SUMMARY

- Tom Howard joined Anchor Associates in 2022 as the leader of the property management division.
- **Extensive Asset Management Experience**
 - Over 15 years at Regency Centers Corporation (NASDAQ: REG)
 - Managed 70+ assets totaling more than 10 million square feet across the Midwest, Mid-Atlantic, and Southeast
- **Led teams overseeing a wide range of property types, including:**
 - Urban, mixed-use developments
 - Regional power centers
 - Suburban neighborhood shopping centers
- Properties managed range from urban, mixed-use sites to regional power centers to suburban neighborhood shopping centers
- **Anchor's Property Management Strengths**
 - The Anchor property management team brings the experience, knowledge, and skill set necessary to maximize a shopping center's value
 - Success is driven by the team's proven strategy, which includes:
 - Developing and maintaining strong tenant relationships
 - Holding tenants accountable for lease obligations
 - Ensuring all landlord responsibilities are fulfilled
 - The team enhances financial performance through:
 - Heightened curb appeal
 - Diligent expense management
 - Effective rent collection
 - Accurate and timely annual reconciliations
- **Value Creation Beyond Daily Operations**
 - Successfully led properties and tenants through major transitions:
 - Acquisitions
 - Initial developments
 - Redevelopments
 - Dispositions
- **Construction Management Expertise**
 - Experience with a wide range of projects, from basic landlord work to large-scale capital improvements
 - Involvement in:
 - Site planning and architectural design
 - Contractor bidding processes
 - Navigating complex entitlements and permitting requirements
- **Comprehensive Support Across All Stages of Asset Lifecycle**
 - Whether it's new development, re-merchandising, redevelopment, or preparing an asset for sale, the Anchor team provides expertise in every phase

EDUCATION

- Graduate from Xavier University
- Licensed real estate agent in Ohio and Kentucky,