



**TOM HOWARD**  
Property Manager

O: 513-784-1106

M: 513-218-1148

[thoward@anchor-associates.com](mailto:thoward@anchor-associates.com)

4901 Hunt Road, Suite 102  
Blue Ash, OH 45242  
[www.anchor-associates.com](http://www.anchor-associates.com)

**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,