

Aspect	Property Management	Asset Management
Scope of Work	Day-to-day operations, maintenance, and tenant relations	Strategic planning, investment performance, and asset growth
Focus	Tenant satisfaction, building operations	ROI, long-term appreciation, investment goals
Budget Type	Operating expenses (OpEx)	Capital expenses (CapEx)
Time Horizon	Monthly or annually focused	Multi-year, long-term strategy
Revenue Management	Rent collection, lease enforcement	Rent optimization, market analysis
Expense Management	Repairs, utilities, staffing	Renovations, acquisitions
Decision-Making	Operational within set guidelines	Strategic decisions like repositioning and refinancing
Risk Management	Maintenance issues, tenant defaults	Market, financial, and investment risks
Collaboration	Tenants, vendors, service providers	Investors, analysts, and financial planners
Performance Metrics	Occupancy rate, tenant satisfaction	NOI, cap rate, asset value appreciation
Tenant Relations	Direct communication, issue resolution	Lease alignment with asset strategy
Exit Strategy	Lease renewals, tenant retention	Sale timing, repositioning, and refinancing
Compensation	Flat fee or percentage of revenue	Performance-based compensation
Skills Required	Tenant handling, operations, and budgeting	Financial modeling, asset management platforms