

「AM
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PROPERTY MANAGEMENT

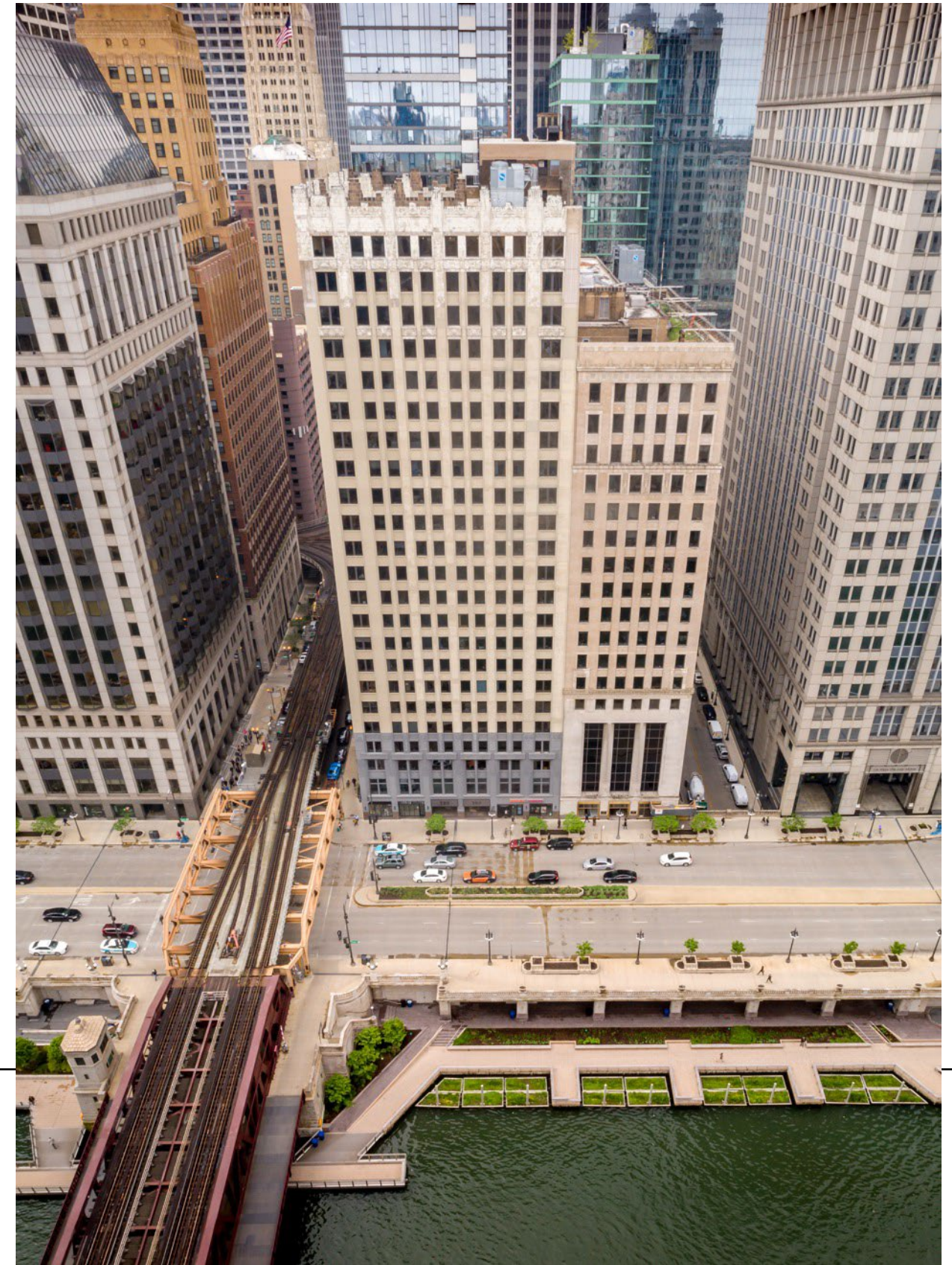
 **ALVAREZ & MARSAL**
PROPERTY SOLUTIONS

WHO WE ARE

Alvarez & Marsal Property Solutions (AMPS) delivers passionate, results-orientated property management services to commercial real estate owners.

AMPS is a fully-integrated commercial real estate advisory and services firm and a subsidiary of Alvarez & Marsal. Our relationship to Alvarez & Marsal provides us with access to the expertise and support services of a global consulting firm. While our boutique size allows us to avoid the corporate hierarchies and processes of a larger firm. This combination positions our team at AMPS to spend more time focusing on the needs of our clients.

At AMPS, we value our client relationships. We understand that the better we know our clients and their goals, the better we can tailor our platform to deliver the kind of services and thoughtful recommendations that lead to success. Done right, we become an integral extension of your team on the ground level.



WHY AMPS

PASSION

Passion for real estate is what drives creativity, effort, and a drive for continuous improvement. We believe passion is critical for success in property management and run our business with that in mind.

We recruit talent that is passionate about real estate and cares about the success of our clients, tenants, and buildings

Our team members are all either pursuing or have obtained professional certifications, such as Boma International's RPA designation, US Green Building Council's LEED – Green Associate designation, or others

Our team members have accomplished professional accolades, including International, Regional and Local recognition via BOMA International's TOBY (the Outstanding Building of the Year) Awards and the USGBC's LEED Certification for Existing Buildings

RESULTS

Results matter. We focus on putting measurable property management goals in place that align with our clients over-arching asset goals.

Once assigned, we begin our AMPS-120 Transition Process, a comprehensive, 120-day approach to property management transitions designed to produce performance improvement ideas and position our team to deliver results for our clients

Thereafter, we set annual goals, build a roadmap for our teams to execute the goals, and report back on progress

Extra resources are allocated to the team during AMPS-120 and annual goal setting to ensure our client is getting outside the box ideas during these critical times

We firmly believe that the passionate pursuit of mutually agreed upon goals creates success for our clients, their tenants, our buildings and ultimately ourselves.

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OUR PROCESS

Once retained, our time-tested AMPS-120 Transition Process guides us through a seamless transition.

- 1 Dig in on your unique asset(s) to understand how it functions and performs
- 2 Identify areas for improvement
- 3 Set property management goals that are aligned with the overarching goals of the asset
- 4 Tailor our platform in order to put our team down a path for success
- 5 Execute -- with passion

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SERVICES

ACCOUNTING & FINANCIAL REPORTING

Monthly and quarterly reporting including property narratives, variances, and financials

Annual reporting including budgets and CAM/Tax reconciliations

Reforecasts & cash management

Accounts Payable

Accounts Receivable

ENERGY & SUSTAINABILITY SOLUTIONS

Perform property inspections with an eye for energy savings opportunities

Execute on low-cost energy efficiency findings & propose opportunities for larger projects to client

Put building policies and contracts in place with an eye out for environmentally sustainable practices

Work with vendor partners to generate ideas for green initiatives

RISK & INSURANCE MANAGEMENT

Perform property inspections with an eye for life safety and code concerns

Manage collection of tenant & vendor insurance certificates

Procure Property Insurance (if requested) and work with Insurance Provider on claim process

Oversee collection of deposits / Letters of Credit (if requested)

ASSET STAFFING & MANAGEMENT

Provide professional property management staffing

Provide professional building maintenance staffing

Provide a platform and resources for our staff to succeed

Provide oversight and training for staff

24 HOUR EMERGENCY SERVICES

OPERATING & CAPITAL EXPENSE MANAGEMENT

Perform property inspections & repairs / maintenance when necessary

Manage building operations against budget

Manage operating, capital, and TI projects (fees may apply)

Maintain vendor & partner relationships and contract when appropriate

Provide lease administration services

TENANT RELATIONS & LEASING SUPPORT

Build relationships with tenants

Respond timely to tenant communications / needs

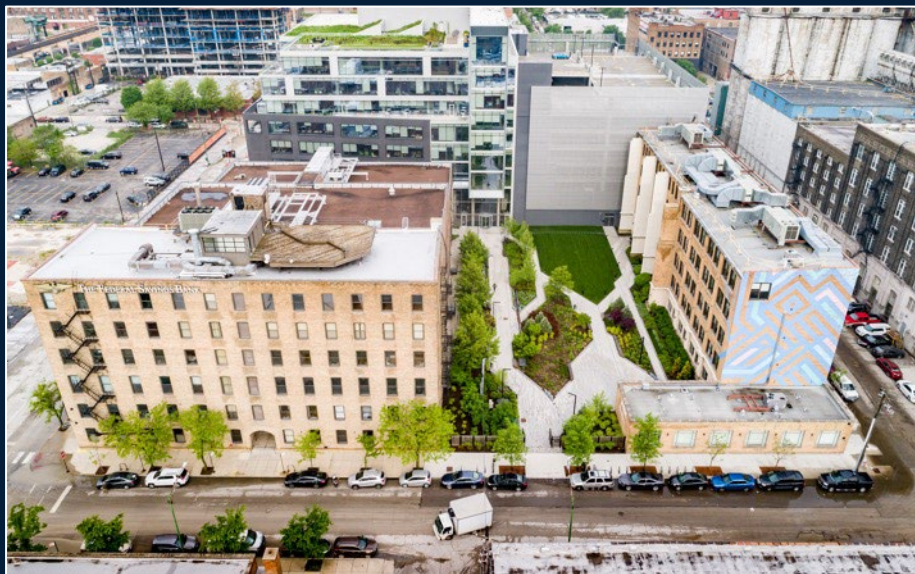
Create & execute on a Tenant Relations Program designed for effective communication / building a community feeling

Support brokerage professionals and asset managers in successful leasing of the asset



OUR EXPERIENCE

Notable property management
assignments for AMPS team members
over the past decade.



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AMPS believes that success in property management is the result of the best teams being put in the best position to accomplish mutually agreed upon goals. With that in mind, we created AMPS-120 as our method for putting the framework for success in place. Thereafter, our focus turns to supporting and motivating our teams to execute. Through these simple ideas, AMPS has established a track record of improving the operational performance of our assets and being a critical component in maximizing NOI on behalf of our clients.

The background is a dark, blue-tinted photograph of a city street. On the left, there are multi-story brick buildings with arched windows. On the right, there are more modern buildings, one of which has a 'ZooDoo' sign. A car is visible on the street, and a person is walking on the sidewalk. The overall atmosphere is urban and professional.

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