



Solutions Packet

Our Commitment

FRE, Inc.'s experienced, property managers, professional maintenance personnel and staff serve as agent, consultant, and overall administrator of properties. We act on behalf of the owner to keep their investment running smoothly and to preserve and enhance the property's value. With our vast resources and expertise in the areas of Apartment Property Management, Brokerage, and Property Development we invite you to read on to discover why you want to consider enlisting our services. You may be surprised to learn how much we can do for you.

40 Years of Expertise

FRE, Inc. has had a tremendous opportunity to view numerous market cycles and trends in the course of its growth and development. With over four decades of progress, we are firm believers that critical solutions are the results of keen observation and steadfast dedication. Our Property Management Services have advanced significantly over these years because we follow process and logic, not fads and exuberance. With challenges facing numerous Real Estate contenders, we are here to provide an invaluable list of services.



How We Can Help

Property Management

The Property Management services that we provide are concise in focus to Apartment Buildings. We feel confident in expressing that our management philosophy and more importantly execution, is based on time tested success. We are able to offer owners extremely cost effective measures from maintenance - that is covered by our dedicated Service Division, to tenant marketing initiatives that are all done in house. Our depth and breadth in the area of Apartment Property Management provides you a unique opportunity to maximize the investment potential of your properties.

Property Management Services

Below is an abbreviated list of our Property Management Services:

- Property Maintenance
- Tenant Relations
- Leasing & Rent Collection
- Credit/Criminal Background Checks
- Eviction Services
- Marketing
- Financial Reporting & Accounting
- Budgeting
- Record Keeping

Service Division

Property Maintenance is one of the most important activities an owner will entrust to a property management company. Knowing this we provide our own fully staffed Service Division that is able to respond to everyday, as well as emergency maintenance issues 24 hours a day, seven days a week. With a proprietary *Service Resource Management Server*, we leverage advanced information systems in order to provide tenants and owners timely results and accountable bookkeeping. While technology helps to expedite our maintenance initiatives, our courteous and diligent team delivers outstanding cost effective results. From Move In/Move Out Inspections, to our Make Ready Process, we use established fundamentals to deliver proper results. Below is an abbreviated list of our Service Division's abilities:

- Landscaping Maintenance
- Carpet Cleaning
- Snow Removal
- Plumbing
- Electrical
- Drywall
- Painting



Brokerage

FRE, Inc. offers a valuable Brokerage Service. As there are numerous financial opportunities and challenges through out the financing and capitalization aspects of property acquisition and exit, Feldman Real Estate has the ability to leverage its four decades of experience and networking assets with the end objective of materializing the value of a transaction and closing on fundamentally sound deals.

Brokerage Services

We have the ability to work with Capitalization Groups whom we have active relationships with in order to collaborate and define a financial transaction's merit and long term opportunity. Some include:

- Banks (Current & Foreclosed Properties)
- Private Financial Institutions
- Investment Groups
- Individual Investors
- Development Groups

Whether you are on the buy or sell side, FRE, Inc. may be able to provide valuable assessment and pertinent advice in order to make your deal a reality.

Consulting

Our Consulting Service is an extension of our existing REO Services (see next page). We have been able to provide clients with invaluable resources and context specific information as a result of our detailed assessment frameworks. As an extension of our own skills, we are able to leverage insight from our extensive strategic partnerships, that include some of the industry's most successful executives and companies.

Consulting Services

Our sole objective is to provide our clients with the most pertinent and valuable information in order to meet outlined goals. Following is an abbreviated list of our Consulting Services:

- Due Diligence
- Acquisition & Disposition of Real Estate
- Management Company Assessments
- Property Valuation
- Budget Development & Management
- Competitive Market Analysis
- Operational Effectiveness



REO Services Include (abbreviated)

- Occupancy Audits
- Eviction Coordination
- Board-ups
- Rekeying and Securing
- Unit Preparation Maintenance
- Property Inspections and Service
- Property Management
- Asset Valuation
- Marketing Analysis
- Marketing and Listing
- Offer Management
- Reporting
- Accounting

Development

The FRE-Development Group is focused on maintaining the beauty of existing buildings and redeveloping sites of significance to provide residents, neighborhoods, and owners a beautiful canvas reflecting of the charm and financial integrity of the property's potential. We focus on a collaborative process integrating the owners' ideas, the neighbor's consideration, and our deep knowledge of building utility, function, and design. With a united vision we work with a select team of trades, artisans, architects, engineers, and designers in furnishing an outstanding outcome. We are geared to succeed in a wide range of construction projects in multi-family dwellings.

Development Services

Owner's will arguably face situations when capital improvements become a necessity in order to stay competitive while maintaining the greatest potential return on a property. Whether its a measure of curb appeal, the need of significant remodeling, or by way of new acquisition, a complete redevelopment, the FRE-Development Group is prepared to execute on such projects. Following is an abbreviated list of our Development Services:

- Architectural / Design
- Construction Management
- Build - Outs
- Ground Up Design and Construction
- Finish Work
- Facility Maintenance

The FRE-Development Group utilizes the broad backgrounds and extensive real estate experience of its professionals to provide our clients with solutions, results, and value added input.

