

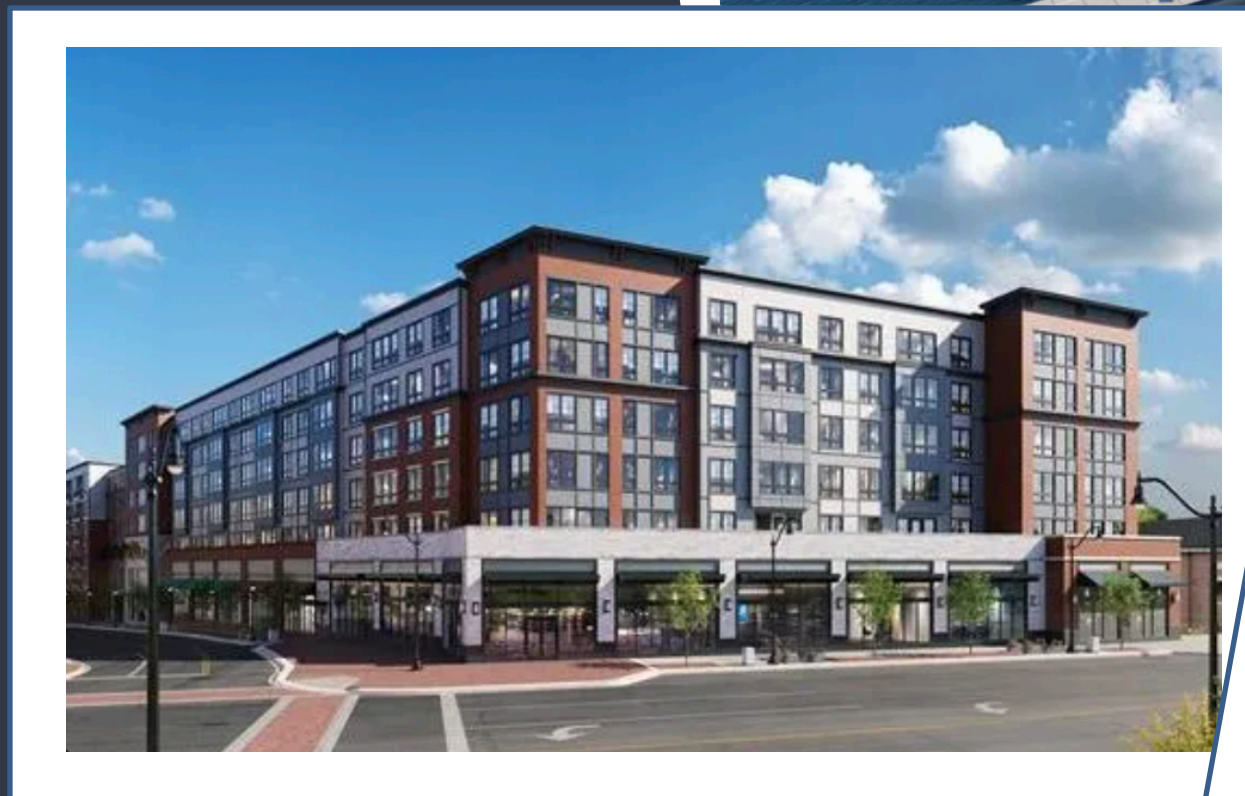


THE KATZ TEAM

Residential Commercial Sales Leasing Management

285 East Main St
Oceanport NJ 07757

1-833-THE-KATZ-TEAM



KATZ PROPERTY MANAGEMENT TEAM



Todd Katz

Todd is a principal of The Katz Team Management. Todd has over 38 years of experience working with commercial and residential transactions in addition to leasing and property management.

He specializes in various investment opportunities including land development for multifamily, industrial, retail and office use. He is certified in Residential Construction and New Construction Sales.

Todd oversees the day-to-day coordination between all facets of The Katz Team while maintaining his client's needs as a priority. The Katz Team have produced over \$600 million in sales, leasing and management. Todd is a licensed real estate salesperson in New Jersey.



Keith Silverman

Keith has extensive experience in management. Throughout his career, he has amassed over twenty years of hands-on experience in property management. This experience includes managing diverse property types, notably condominiums, commercial, and rental spaces. His expertise has been primarily focused on the east coast region from Hoboken to Atlantic City. He is adept at handling various aspects of property operations, allowing him and his management team to work seamlessly with The Katz team.



Chris Katz

Chris has over 18 years experience in real estate sales, leasing and management of all asset types. She assists in all aspects of The Katz Team and helps coordinate between property managers, vendors and tenants. Chris is a licensed real estate salesperson in New Jersey.

MANAGEMENT SERVICES

Management is about service; it is knowing the operations of a building, and it is so much more. It is understanding resident and owner needs, identifying opportunities for creating value and providing a well-run and supportive community. Management encompasses all building services including, but not limited to, billing, collections, staff management, maintenance, compliance, capital projects and communication with owners, residents, vendors and building professionals.

- ✓ We manage multifamily dwellings the way they should be managed, watching costs, providing quality service, creating value
- ✓ We leverage knowledge of real estate ownership, management, and development to maximize appreciation and income
- ✓ We create value for buildings resulting in increased apartment/building values

Seamless Transition

Katz Team Management's transition plan is straightforward and proven through direct experience. It takes advantage of our experience in the successful transition of other projects

Accounting & Reporting

Katz Team Management provides a full scope of accounting services, customized financial and operational reporting and cash management utilizing our Rent Manager software

Expense Management

Katz Team Management analyzes and benchmarks operating expenses, evaluates property services, competitively bids contracts annually and reviews property insurance

Leasing

Katz Team Management provides a variety of tenant services including marketing available units, screening potential tenants and administering leases and related contracts

Project Management

Katz Team Management provides owners with advice and management of the planning, design and construction of capital improvements

Application Processing

Katz Team Management's online application process ensures that all pertinent information is submitted in its entirety so that tenant data can be properly reviewed and analyzed



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MANAGEMENT SERVICES

Routine Property Inspections

Often times tenants do not report all issues that may be a concern to the property manager. Routine inspections help us keep the property in good condition without solely relying on tenants' reported work issues.

Emergency Repair Assistance

Our team of experts is available 24 hours a day, 7 days a week to handle any property emergency. Each tenant is given our direct emergency phone number so immediate contact can be made should the need arise. Our emergency response prevents a small issue from becoming a catastrophic repair.

State and Federal Tax Filing Preparation

Shortly after each property's fiscal year, Katz Team Management will provide owner's accountant with any and all reports customized to the owner's specifications.

Additionally, lenders will require year-end financials to satisfy the reporting clause in most mortgage notes.

Regulatory Filings and Compliance

5-Year Inspections Chapter 91 for
Tax Assessor Boiler
Inspections/Permits



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Accounting & Reporting

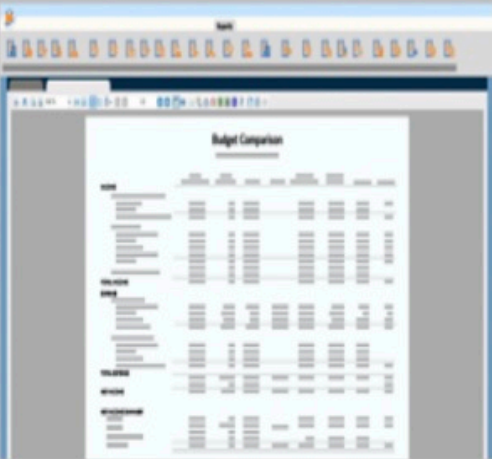
Financial Reporting

Katz Team Management’s top-notch financial reporting features organize and summarize a property’s financial data in a comprehensive and customizable format. Accounting staples like the Balance Sheet, General Ledger, and Profit & Loss can be generated in seconds in both cash and accrual accounting bases.



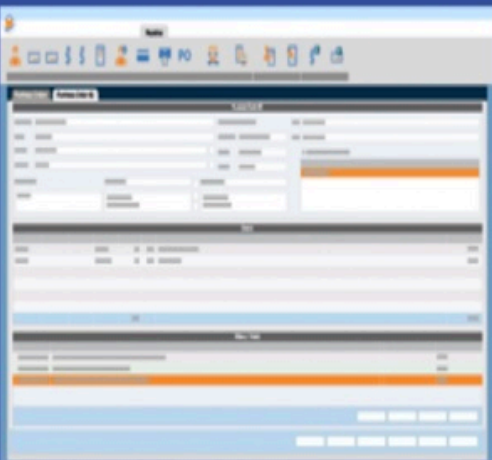
Budgeting

Katz Team Management can easily measure income, track expenses, and develop informed financial projections. To ensure your property spending is on track, Katz Team Management can also set budget warnings to appear on financial transactions that may approach or exceed your budget goals.

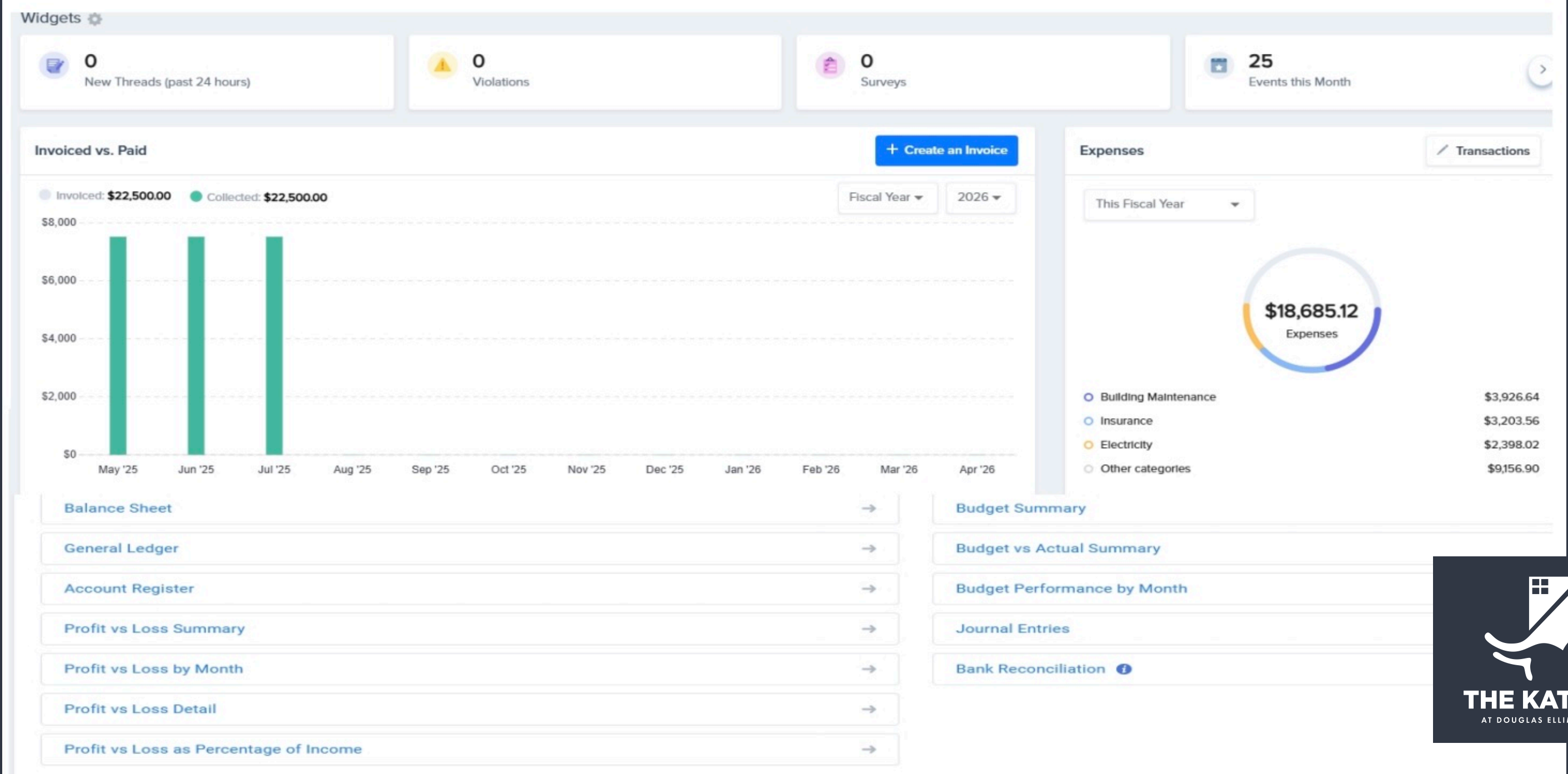


Purchase Orders

Katz Team Management allows ownership to stay organized and maintain a historical record of purchases. It sets statuses to easily determine which purchases are pending, approved, or denied and establishes workflows to create and reply to purchase orders in an efficient manner.



Our management software streamlines operations by automating tasks, leading to enhanced efficiency. We can manage rent collection, maintenance requests, and tenant communication. Through such software, we can easily access financial reports, providing data-driven decision-making. Furthermore, the software improves tenant satisfaction through quick responses and efficient service. Ultimately, the adoption of such software is a key step in optimizing property management. This software improves performance in the long run.

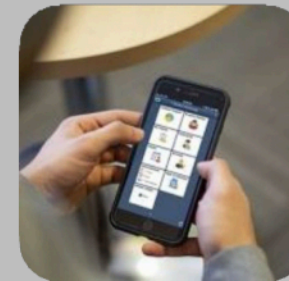


ONLINE PORTAL / PAYMENTS

Leveraging the power of the online portal, residents of Katz Team Management managed properties can use a mobile application to effortlessly make and view payments, review existing maintenance requests and submit new ones.



Katz Team Management offers residents the flexibility to pay and communicate virtually with the app, enabling tenants to connect with management in a matter of moments, pay rent and fees, schedule future transactions with the auto-pay features, and enable credit monitoring



Katz Team Management will stay in immediate touch with renters anywhere, at any time by providing residents with an open line of communication

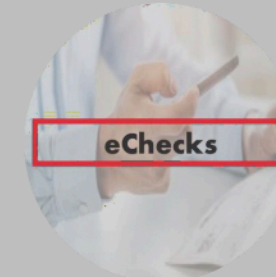


Using Zego's advanced online payment technology, ePay provides the freedom to process credit card and check payments in real time. This fully integrated solution makes collecting payments a breeze and provides tenants and owners the convenience and flexibility associated with electronic payments



Cash Pay lets tenants electronically pay rent with cash from any of 25,000 CheckFreePay locations nationwide.

Implemented through Zego, Cash Pay gives your tenants the freedom to pay rent at thousands of convenient CheckFreePay locations across the United States, including major retailers like Walmart and Kmart



eChecks enable tenants to write checks and pay bills electronically and quickly deliver the payment via email.

Transmitted via a secure platform that eliminates check fraud, eChecks emails include links that allow the recipient to retrieve and print their check from any computer, on any kind of paper

- Connect to your Rent Manager database while in the field
- Review and update prospect tenant, vendor and owner information
- Track and process tenant payments
- Complete maintenance and inspection service issues, including photos and notes
- Allow superintendents to input real time information enabling the property managers to track their progress and productivity
- Communicate with contacts from within the App
- Accept payments via credit card, ACH or cash right in the App





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WWW.TheKatzTeam.COM