

# NPCM

National Property Consulting & Management, LLC

## Property Management & Asset Preservation

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National Property Consulting & Management, LLC brings over 26 years of experience to our clients. We offer our clients personalized service while delivering nothing less than first class projects, workmanship, services, professionalism and on-time delivery of each and every contracted assignment. We pride ourselves by working diligently on each assignment knowing we must earn our next. NPC&M has several years of experience in property / asset management. We understand the importance of balancing the needs of each client and the annual budget for each of their properties. The day to day preservation of each property / asset is vitally important to the client's portfolios.

Our business philosophy is to provide professional, first class service, top quality projects and the highest level of management to every client. We are able to fulfill this philosophy by working with the best consultants, vendors and subcontractors within the industry. The business ethics and the way we conduct ourselves each day demonstrate to all of our clients, vendors, consultants and subcontractors that National Property Consulting & Management, LLC is one of the leaders in the industry. We have been conducting business in this manner for many years and will continue to do so in the years to come.

We treat each of our client's assets as if they were our own to insure the same top quality and first-class property preservation we demand of our assets. We work with other financial firms to manage their REO's and asset disposition and are very familiar with the needs of the industry.

We offer 24-hour service 7-days a week, competitive pricing, free estimates and a friendly professional staff waiting to assist our clients. We manage properties nationally as well for those clients with multi-state locations. We manage all interior and exterior aspects of all properties wherever they may be. We offer the management of all day-to-day tenant coordination questions and/or issues that may arise. . We carry general liability insurance of \$1,000,000 each occurrence with \$2,000,000 aggregate. We have the ability to tailor our services to each client and each of their respective properties.

We understand the need for "speed to market". Once a property has been assigned to our group, NPC&M can complete the following: lock changes, winterization (if applicable), trash removal, property inspection with accompanying photos (or video if client desires), minimal repairs, interior paint (if necessary), etc. within seven (7) business days from the date of assignment. Our Team can also manage the property and make bi-weekly inspections until the property is sold. We also have the ability complete most major improvement work within 14 business days from the date of approval.