

THE PRO-VISIONS POST

PRO-Visions Property Management & Consulting

In this issue:

- History
- Culture
- Philosophy
- Consulting & Management
- Licenses & Certifications

PRO-Visions opens with a Bold, Innovative approach to property management in Charleston, South Carolina

(Associated Press 3/30/20)

Phone: 864-626-0899

Email: getresults@provisionspmc.com

Today's dynamic real estate industry continues to grow as more and more join our ranks from owners, to managers, and the people behind the scenes making sure everything operates as smoothly as possible. We believe that in order to meet the day to day challenges of operating successful multifamily assets, the key to success is found in one word – partnership.

More and more investors are breaking into the multifamily arena but have no experience in running the day to day property management operations. There need to be more choices for these owners as they look to industry professionals for guidance and management services. Currently, there are many great options out there when searching for the right property management company; however, as a small to medium size owner the chances of getting "lost in the shuffle" of the big firms becomes a reality, a reality no owner should ever have to face.

Our firm believes partnerships drive success, which is why we want to partner with you in managing your assets. We take a hands-on approach in every aspect of property management, from the physical aspects, to the people partnerships and financial integrity, no stone is left unturned.



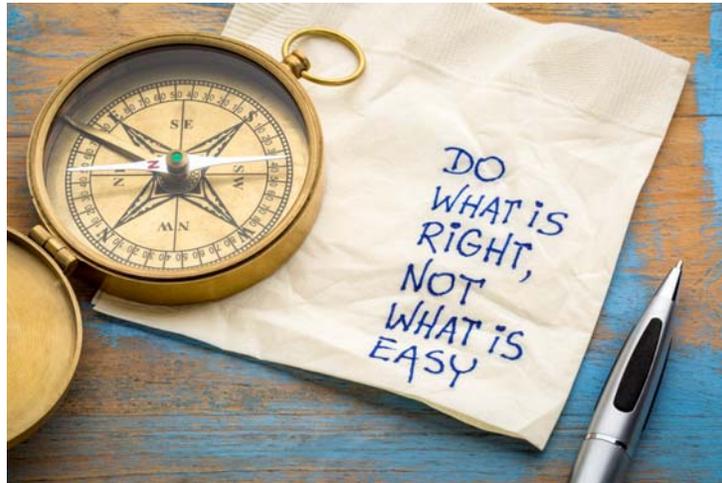
"Our quest is simple: we not only manage performing assets, but we also manage assets where enhancements would increase the value, improve the performance, elevate the quality of life of the residents, and embrace the communities we serve."

*- Claire C. Moyers, CPM®,
Owner and CEO of PRO-Visions*



Building and shaping the foundation of partnerships for today and tomorrow.

THE PRO-VISIONS POST



Philosophy

PRO-Visions Property Management Company, LLC, is a boutique style third party property management and consulting firm where the focus will always be on partnering with our owners to ensure the success of their assets. PRO-Visions may never be the biggest management company, but our owners will be our biggest clients.

Our commitment to our owners takes precedence over our growth, which is to say we have chosen to not only grow organically, but to put a cap on the number of units we will manage. Our firm wants to be able to work in partnership with all our owners and staffs to ensure everyone receives the attention, focus, training, and management oversight needed for their success in this industry. Being the biggest doesn't necessarily mean you are the best, but being the best at what we do, well, we take that very seriously.

We believe in honesty, integrity, transparency, and ethical business practices,. These are our guiding principles to success and words and philosophies we use every day, even when no one is looking.

Consulting and Management

All property staff are employees of the management company with salaries paid by the property. Our company uses ADP Total Source for payroll, benefits and other personnel related items. By engaging with ADP we not only have access to better benefit pricing, thereby reducing payroll expenses for the property, but also a partner to help successfully navigate the dynamic workforce arena.

Our company provides weekly and monthly owner reports to include leasing activity, collections, variance reports, and a wide range of available financial reports. We can also tailor any reports to our owner's specific requirements with ease.

Our company uses Real Page One Site Leasing and Rents, Business Intelligence, and Accounting. As an owner you will have direct (read only) access to our software system so you can check reports anytime from anywhere.

Our company policies include a wide variety of inspection reports to ensure the assets we manage are being watched on a daily basis and in a proactive manner. Staying on top of these inspections has a proven track record of reducing maintenance costs an average twenty percent annually.

Fee Structure - Management

Our monthly management fee includes all the services mentioned above without additional costs, with the exception of relocation services for rehabs and tax credit compliance clean up. The monthly management fee is a flat rate plus an incentive management fee based on Net Operating Income. We are your partners in both income and expenses.

THE PRO-VISIONS POST



Industry Licenses & Certifications

CPM®, HCCP®, SHCM, COS, C3P, Georgia Real Estate License, PMIC, PM, CAPS, CAM, TCS, BOS

Staffing

Current company staffing includes seasoned multifamily management personnel with proven success in the areas of HR Management, Operations, Accounting, Tax Credit Compliance, Training, and Asset Management.

Current staff combined experience includes over fifty years in the direct oversight, development, and management of a range of multifamily asset types.

IN A NUTSHELL

Currently there are numerous options for “big box” third party management companies in the market today for new investors, as well as developers, who choose not to manage their own properties. However, what these companies don’t offer is a management philosophy ensuring assets under supervision are managed with a partnership mentality and receive undivided attention in all aspects of asset and property management.

YOUR OPTIONS

We understand that each prospective client will have to determine how long it will take to recoup their investment when a choice is made to change management companies; which is why Pro-Visions seeks partnerships that last a lifetime.

NEXT STEPS

We would welcome the opportunity to discuss how our company can partner with you to achieve your goals and objectives for your properties. We can be reached at (864) 626-0899 or getresults@provisionspmc.com.

WE’RE YOUR MISSING PIECE!