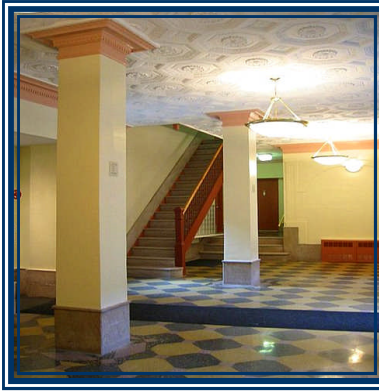


About Us

Bronx Pro Real Estate Management, Inc. began as a neighborhood based firm incorporated in 1988. It currently employs 30 professionals and support staff engaged in Real Estate Development, Construction Oversight, Building Management, and Residential Services and Compliance.



Although a for-profit firm, the mission of Bronx Pro is to develop and manage quality affordable housing that is well maintained, energy efficient, and respectful to the needs of its residents and to the greater community. Along with its skilled staff, Bronx Pro uses the latest technology, making sure buildings are safe and secure, and employing an attention to detail that is usually reserved for market rate housing.

Company Resume Available Upon Request

Bronx Pro's Partners & Clients

Agencies:

- NYC Department of Housing Preservation and Development
- NYC Housing Development Corporation
- NYC Housing Authority
- U.S Department of HUD
- NYSERDA
- AEA Energy Consultants

Banks/ Syndicators:

- Banco Popular
- JP Morgan Chase Bank
- Community Preservation Corporation
- Capital One Bank
- Enterprise Community Investment
- The Richmond Group

Not-For-Profits/ Community Groups:

- The DreamYard Project Inc.
- Citizens Advisory Board (CAB)
- Featherbed Lane Improvement Association
- Hope of Israel Senior Center
- Palladia, Inc.



Bronx Pro Real Estate Management



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Why You Need Bronx Pro...

In our current volatile and uncertain economy, property management is more difficult than ever – it requires planning, tighter controls and an experienced staff that see the big picture while paying attention to the small details that produce a solid bottom line.

What makes Bronx Pro out of the ordinary? It was built by its owner and founder to be both an Asset Management as well as a Property Management company that specializes in affordable housing and retail commercial spaces. Its primary focus is on the long term sustainability and economic viability of assets while maintaining a safe and healthy environment



Bronx Pro acts more like a long term owner than a short term manager

Real Estate Management

The Bronx Pro team of professional staffers was assembled from all sides of the housing industry, including both of the NYC housing agencies, HPD and NYCHA. We also have extensive experience in Asset Management, Business Management and Finance.

The distinctive difference of Bronx Pro from other management firms is our commitment to excellence as supported by our unique set of business metrics. Compiled on a monthly basis, our Business Metrics track budgeted versus actual operating income and expenses, major capital projects, and include both forward and lagging indicators to monitor financial success. In addition, Bronx Pro has an elaborate range of specific measures of quality and timeliness controls that are essential to operational efficiencies.



Our skilled management team can custom tailor reports to the needs of individual owners, their accountants and to project-specific regulatory requirements. The team has the professional expertise to skillfully interface with Certified Public Accountants and City Agency officials.

Our technical staff has years of experience in Property Management. We specialize in developing preventative maintenance programs that recognize and assess the long term capital project needs of your property.

These competencies, along with a TOTAL ASSET MANAGEMENT view of your property, makes Bronx Pro act more like a long term owner than a short term manager.

Bronx Pro Specialty Services

Regulatory Compliance

Our compliance unit specializes in monitoring and adherence to New York City, State and Federal Government regulatory agreements. The unit is expert in solving compliance issues concerning NYCHA and HPD Section 8, DHCR complaints and delinquent filings, violation removal and Low Income Housing Tax Credits. Our tax credit summary report makes compliance with IRS Section 42 an easy to manage process.

Marketing

Bronx Pro has successfully rented over 900 new apartments through HPD and HDC sponsored lotteries. We know the importance of conforming to underwriting schedules and in working with government agencies in achieving a successful lease up of your properties.

Construction Management

With skilled professionals on staff, Bronx Pro can oversee all aspects of any construction job from bidding to punch list completion. We ensure that construction is done per code, on time and within budget.

