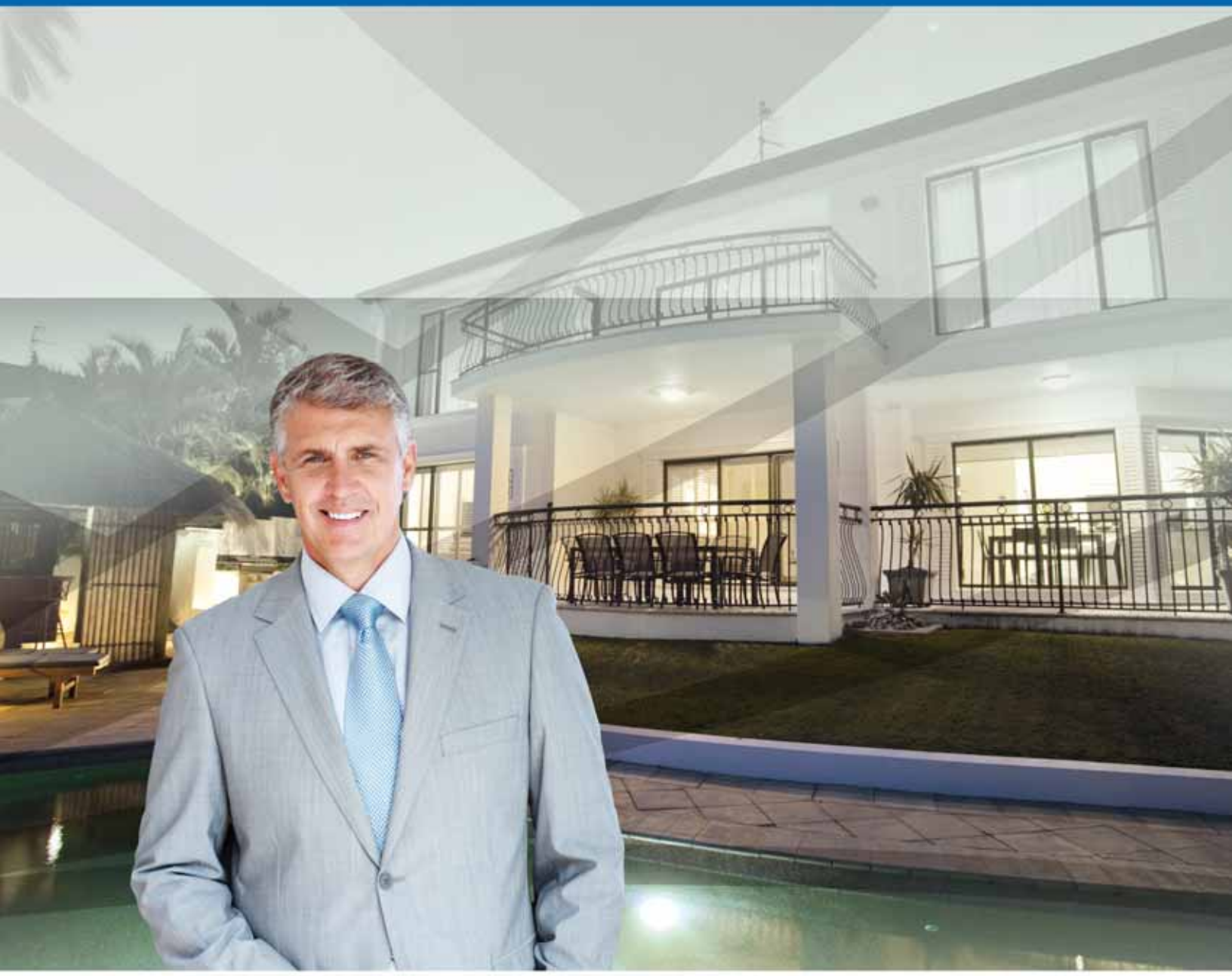


NORTHPOINT
ASSET MANAGEMENT

A Professional Real Estate Company

www.NorthPointAM.com

NORTHPOINT
ASSET MANAGEMENT



Northpoint's History & Services



History

Northpoint's owners have been in the real estate sales and management industry for approximately 30 years.

Northpoint is a professional, trustworthy, responsive and analytical organization that is willing and capable to successfully manage demanding real estate investments. Northpoint's hallmark is to scrutinize the details of property management. Our management selection process is rigorous. Our dedication to provide superior-client satisfaction is unmatched. Our skill to transform low-performing into stabilized, high-performing real estate is best-in-class.

Leasing

Northpoint's typical occupancy rate for all properties under management is approximately 95%.

High Advertising Exposure

Northpoint utilizes effective online websites that provide the highest exposure and traffic for vacancies.

Competitive Management Compensation

Northpoint is able to attract the best talent and motivate managers to adhere to high industry standards.

Our leasing service includes:

- Implementing marketing and advertising campaign
- Fielding calls from prospective tenants
- Showing available units
- Performing tenant screenings (credit, income, references, criminal, eviction history)
- Providing walk-through inspections upon move-in/out
- Executing lease agreements per local laws and owner directives

Disclaimer: There can be no assurance that Northpoint Asset Management can achieve a property owner's occupancy, cost, or stabilization goals.

Management

Northpoint's "hands-on" management style is ideal for clients who prefer a "hands-off" approach to interactions with their property or tenants directly.

We collect rent and make sure it's paid in full and on time. If not, we contact the tenant, show up to the property with a late notice, and send an official pay or quit notice by certified mail if necessary. Northpoint can provide an INTERIOR and EXTERIOR full inspection that cross references the initial 300 point inspection periodically, for an additional fee. If damage or any breach of lease is discovered upon these inspections, we inform you and take care of such problems immediately. Included in our management fee is maintenance coordination, tenant complaints, evictions, rent collection, accounting, and a variety of other issues the property encounters while under our management.

Northpoint also has web-enabled technology to accept tenant applications and even rent payments online through our website. An online owner portal is also available to owners who want real-time access to monthly statements and property financials. These web-based systems drive efficiency and transparency.



Maintenance

Northpoint ensures that all properties are in good working order and physical condition. We call you for any and all maintenance that may arise from the property PRIOR to spending any rental proceeds to make repairs. Northpoint can provide virtually any repair or maintenance need such as winterization, lawn care, painting, drywall, plumbing, electrical, etc. We have a 24-7 emergency response system for issues that occur during nights, weekends, or holidays. Any maintenance that requires permits is only handled by contractors that hold proper licenses and insurance. Northpoint uses maintenance technicians who are licensed and insured and whose billing rates are lower than typical maintenance vendors. We monitor the quality of our technicians' work and guarantee it against defects in installation or workmanship.

Whether maintenance is performed by a Northpoint maintenance technician or a third-party vendor, Northpoint obtains competitive quotes, works quickly and efficiently to complete the work, and ensures that all vendor receipts are provided to the client in monthly accounting statements. Northpoint can accommodate client requests for specific vendors if needed. Northpoint is licensed, bonded, and insured.

Accounting

Northpoint has a central accounting department that receives, monitors, and conducts financial transactions on behalf of property owners. Whether its receiving rents, paying bills, or forwarding owner proceeds, we aim to provide consistent, high-quality bookkeeping services. Depending on the owner's preference, rent proceeds are sent by check or ACH direct deposit.

Professional and comprehensive accounting statements are provided monthly and at year-end for taxes to allow the owner full and constant awareness of all financial matters pertaining to their properties. Copies of all maintenance and utility invoices or receipts are included in monthly statements to provide a clear understanding of the exact operating costs. Funds are collected into trust accounts and managed according to state regulation.

Sales

Northpoint's sales department has been built around one guiding principle: It's all about you! We provide buyer, seller, and investor real estate sales representation with aggressive marketing plans designed to get your home maxiimum exponsure in the shortest period of time. Each step involves proven techniques and top quality services.

- Full market analysis
- Free Professional photography and home staging
- Maximum marketing exposure which includes dozens of websites, a showcase on Realtor.com, vitural tours, flyer distribution, and open houses

At Northpoint, our client relationships are of greatest importance. We strive to build and foster positive, lasting relationships through a culture of competence, team work, professionalism and best-in-class services. We are performance driven!

For more information please visit our website at **http://www.northpointam.com**.



Relationship and Performance Driven!

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