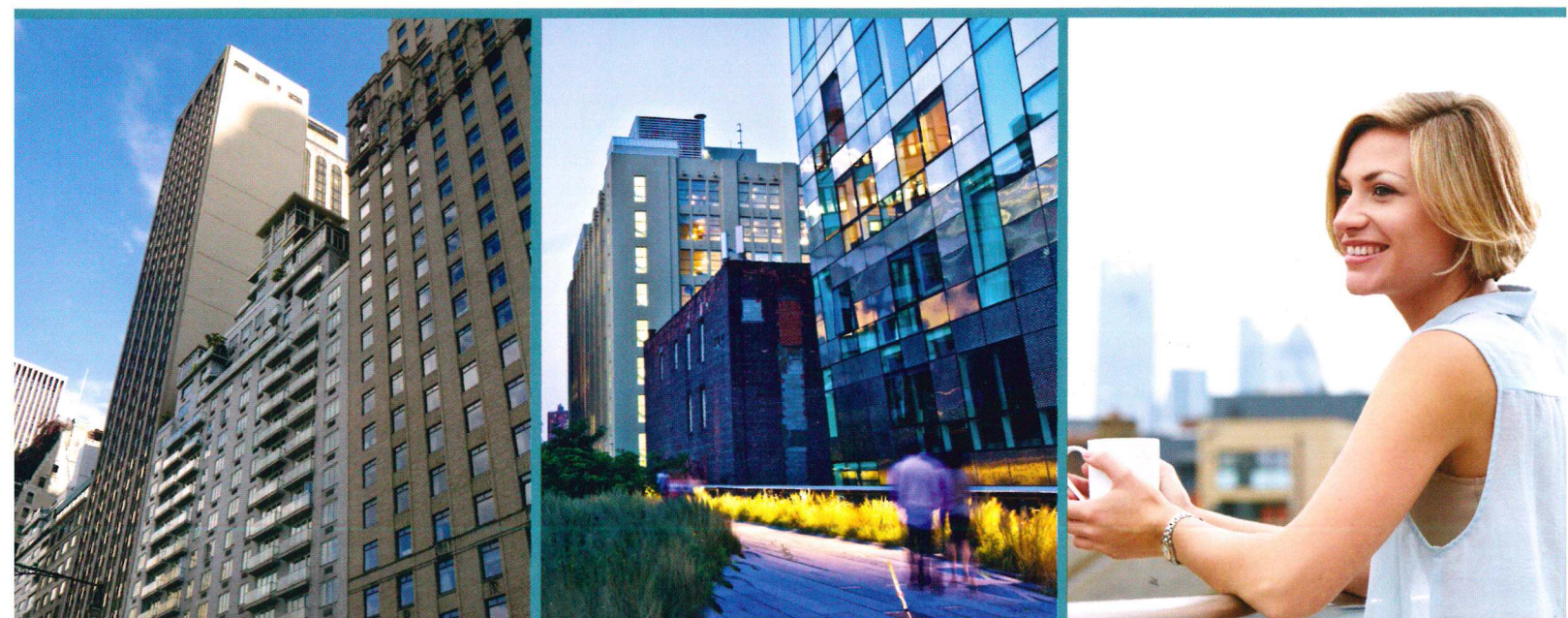


MANAGING CO-OPS • CONDOS • HOMEOWNERS ASSOCIATIONS • RENTALS

IMPACT

Real Estate Management, Inc.

Building management that makes an impact



SERVING THE FIVE BOROUGHES, WESTCHESTER AND LONG ISLAND

Impact Makes Sure Your Property Is Prepared

At Impact Real Estate Management, we know your co-op or condominium is both an investment *and* your valued home. We provide oversight of your property's finances, insurance, city filings, maintenance collection, and more so you can enjoy your property. And we keep you informed so it's easier to make intelligent decisions about your greatest investment, in a fast-changing world.



Your Management, Your Way

Faced with new laws, aging infrastructure and 21st century challenges, New Yorkers depend on seamless management in order to live their best lives at home. Our services include everything it takes to keep your building running efficiently, the way you want it to. Our staff includes professional managing agents, assistants, accountants, bookkeepers, a lawyer, and more, all of whom make sure your property meets our demanding management standards.

Our administrative services include the management and collection of maintenance, budget analysis, financial statements, general ledger, and delinquent lists. We also provide our clients with 24-hour emergency coverage.

At Impact, we work closely with boards, and pay attention to detail so nothing is overlooked.

Impact Managers Communicate

We know clear and regular communication is critical to the functioning of your property. Impact is committed to serving your board and owners, giving important issues the attention they deserve. Our managers and owners are easy to reach, always available, and focused on solutions.

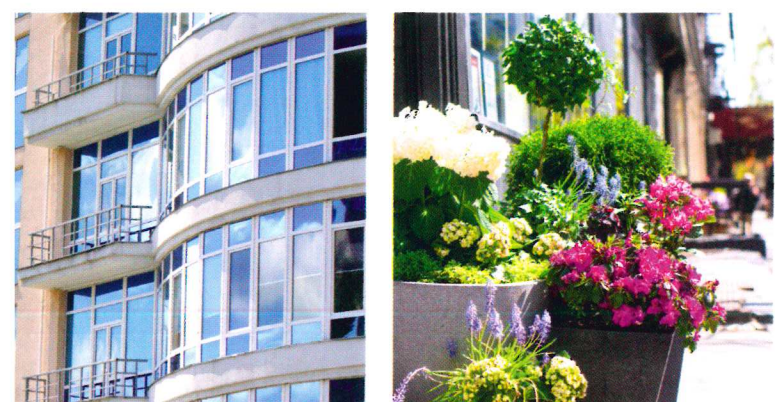
In particular, when it comes to the ever-changing demands of New York City, Impact is always there to make sure your building is compliant and ahead of the curve. We stay on top of:

- **Capital improvements:** Impact will research, advise, and manage your projects, insuring successful, timely completion.
- **Safety and Compliance:** we stay on top of the latest codes and filings, as well as changes to tax and real estate law, so you don't have to.

MEMBER OF:



FOR LARGE AND SMALL PROPERTIES, IMPACT



Call us for
a free
consultation
at your
property:
(212) 682-4727

- Document management: we collect and maintain a file of all reports, declarations, by-laws, insurance policies, owners' lists, correspondence, house rules, and more.

We Use the Newest Management Technologies

Impact stays on top of the systems and software that make your life easier. We offer clients:

- Online work orders and work requests.
- Online approval of invoice payments: we give boards direct access to important payments through Avid Exchange.
- Document fulfillment: We give purchasers, sellers, and those refinancing easy access to immediate document fulfillment.

Our in-house accounting staff uses the most cutting edge tools to keep track of your property's finances.

- We collect maintenance fees, late fees and assessments.
- We provide monthly financial statements to board members.
- We establish reserve accounts upon request.
- We send delinquency notices and pursue payments through collection agencies, attorneys, and board-authorized methods.
- We obtain and analyze bids for insurance, contractors, staff, energy-related services, and more so you get the best value.
- Owners can pay bills online and submit work requests.
- Our broad network of mortgage brokers and investment firms lets us offer clients flexibility in short or long-term refinancing.

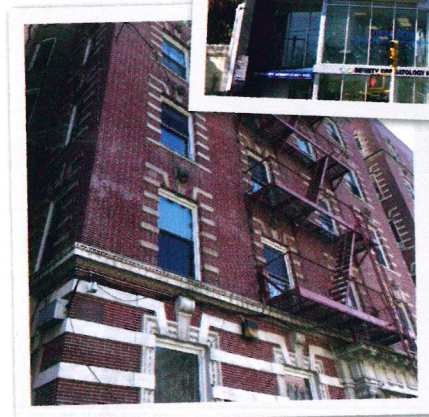
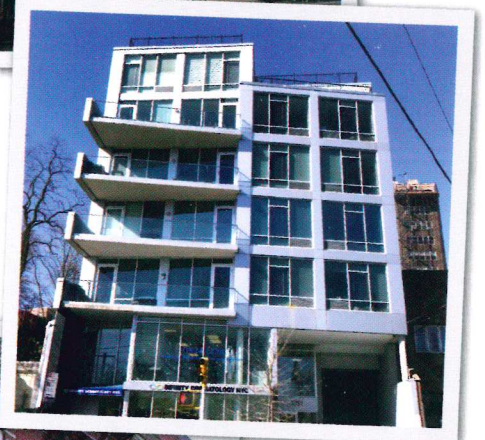
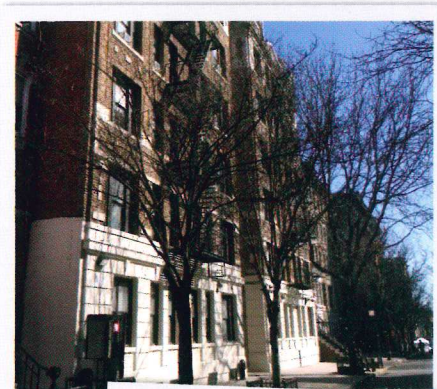
Call us to learn more about why Impact is the right choice for your property.

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Real Estate Management, Inc.

30-30 Northern Boulevard, Suite 402
Long Island City, NY 11101
Tel: (212) 682-4727 / (718) 898-0190
Email: info@impactremgt.com
www.impact-management.com



Below: Impact-managed properties

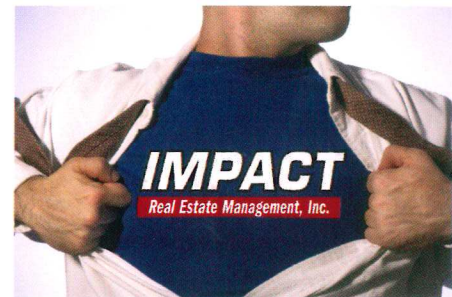


DELIVERS EXCELLENCE IN PROPERTY MANAGEMENT.

About Impact Management

Stuart Halper and Gregory Cohen opened the doors of Impact Real Estate Management in 1997 with the goal of providing better service than what was offered by other firms at the time. Since then, they have been bringing honesty, integrity, and warmth to their work in real estate management. Stuart and Gregory have experience in a broad range of property types including those experiencing financial turmoil. With their background in real estate, law, and finance, Impact's founders turn stressed properties towards health and prosperity.

Stuart and Greg pride themselves on their availability to all clients — not just board members. Stuart Halper is a licensed Attorney in NY and NJ, and a licensed real estate broker. Both he and Gregory Cohen have over 30 years of experience in building management.



Impact's Managers

Each Impact site manager is hand-picked for his or her expertise. Every manager has years of property management experience, and stays up-to-date on new developments in the field of real estate management. Impact managers are in constant communication with our headquarters in Long Island City. Because they spend so much time in the field working for clients, every Impact manager has an assistant who provides additional support and service.



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