



Douglas **Elliman** EST. 1911
PROPERTY MANAGEMENT

Managing the Finest Properties
Since 1911

What sets Douglas Elliman apart from the rest?



THE BEST MANAGERS

We Attract the Best Managers

And they stay with us, sometimes for decades. Douglas Elliman has the size and strength to provide the best possible working environment. That's why nearly half of our employees have been with us for over 15 years. Our professionals receive the best tools available in the industry, and have the full backing of New York's finest and most committed residential management firm. We offer Continuing Education to our doormen, superintendents, resident managers and other on-site building staff, and our property managers are kept up-to-date with industry standards by attending seminars and professional certification courses.



FINANCIAL ANALYSIS

We Carefully Consider Your Budget and Investments

Each client is assigned a Financial Analyst who is responsible for overseeing all the financial matters related to their property, including budgeting, review of expenditures, and final sign-off on the monthly operating statements issued to each client. With our state-of-the-art systems, we have the ability to tailor reports to your needs. Board members can view financial reports online, and can even sign off electronically on bill payments if they so choose.

MANAGEMENT FOCUS

Management Has Been Our Focus for Over 100 Years

Our current management portfolio includes 350 buildings staffed by our team of management professionals. Every resident of these properties expects—and receives—the best possible management services. In our 100+ years of business, there is nothing our professionals have not experienced or any issue they have not addressed. Some of our client buildings have been with us for over 50 years, because we provide hands-on, expert property management, and oversight of capital.

"We are very interested in 'greening' our buildings by keeping energy use down and using environmentally friendly products. We also manage Manhattan's first Gold Certified green condominium in Battery Park City."

—Jim O'Connor, President and Executive Managing Director



CENTRAL PURCHASING POWER

Our Central Purchasing Power Saves You Money

Because DEPM manages many properties, you can rely on our strength and size to save you money on everything from energy to insurance. Our clients receive the personalized attention they deserve as well as the clout that comes from over a hundred years of working in the New York co-op and condo management business.

LOCAL LAW COMPLIANCE

We Can Help You Avoid Fines and Violations

Our cutting-edge Local Law Compliance Oversight helps you avoid fines and violations by keeping abreast of all New York City regulations and Local Laws. In this constantly changing regulatory landscape, DEPM will always stay one step ahead of the myriad filings and deadlines that your building must meet.



GO GREEN WITH ONLINE OPTIONS

Electronic Statements and Pay Online Options

Board Members can opt in to receive monthly financial statements electronically instead of by mail. Refer to them any time online, eliminating the chore of storing paper documents. Board members may also view monthly reports online at any time of the month. In addition, our online payment option allows residents to pay by e-check, debit or credit card, and set up automatic recurring payments. Lastly, all residents have the option of signing up to receive their monthly bill via email rather than a paper bill via mail.

“Our goal is to learn the history of the building and learn its particular personality, and what the building’s needs are. We tailor our services to the clientele.”

—Elly Pateras, Vice President of Management



Scan code to visit our website at ellimanpm.com



AS A FULL SERVICE MANAGEMENT COMPANY WE ALSO PROVIDE

- Our **Closing Department** acts as your Corporation's transfer agent and oversees sales, leasing and refinancing
- Our cutting-edge **Local Law Compliance Oversight** helps you avoid fines and violations
- Our **Electronic Statements** option makes viewing your building's Financial Reports easier and "greener"
- **Pay Online** using credit card or e-check



"In the 50 years that Douglas Elliman has managed our property, we have always been impressed by their professionalism and attention to detail. While much has changed since 1965, one thing we can always count on is that our Park Avenue co-op receives the service and attention we need from our management team."
—Michael L. Rankowitz,
Board President, 911 Park Avenue



DouglasElliman EST. 1911
PROPERTY MANAGEMENT

675 Third Avenue New York, NY 10017
212.370.9200 | ellimanpm.com | info@ellimanpm.com

