

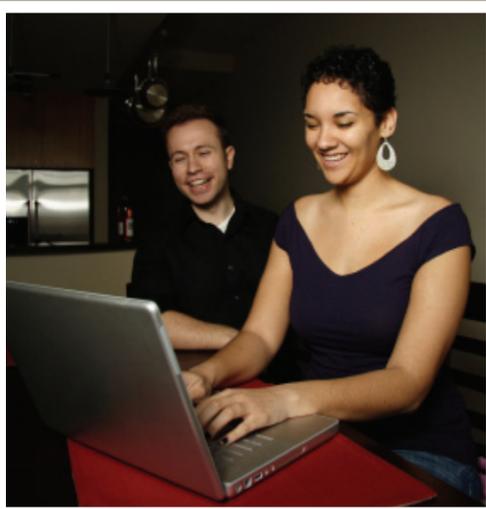


transactional capabilities, improving and expediting the months-end close and delivery of accurate financial statements to our clients.

VRM believes that functional housing and office spaces are the cornerstones of a neighborhood. We are more than a firm that manages bricks and mortar; we establish and cultivate long-term relationships with customers and clients.



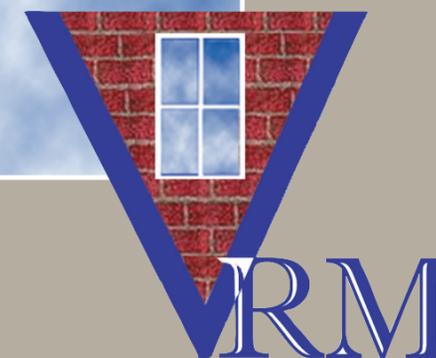
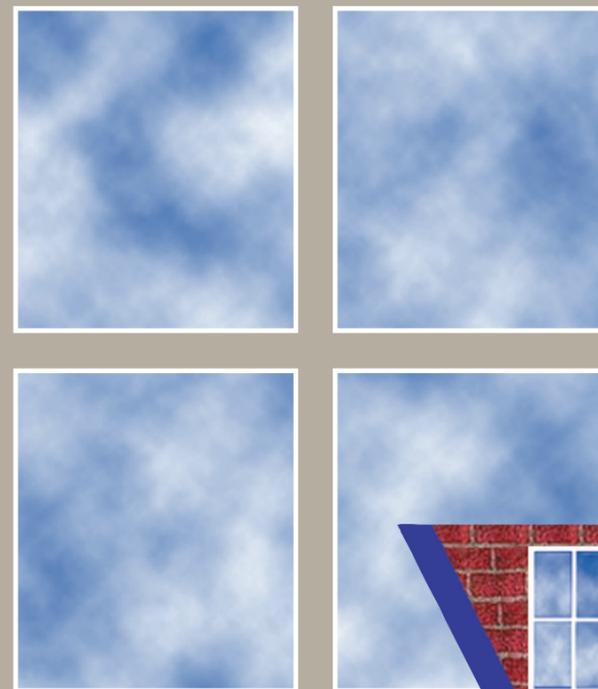
Constantly integrating the new and latest technology has our afforded residents/owners and tenants various conveniences such as allowing them to pay their rent via debit/credit cards and ACH and emailing maintenance requests.



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VISION REALTY MANAGEMENT, LLC



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6325 WOODSIDE COURT, SUITE 230 • COLUMBIA, MARYLAND 21046
(410) 992-7773 • (410) 992-5556 (F) • WWW.VISIONREALTYMGT.COM



Vision Realty Management, LLC (VRM), established in 1999, is a full-service Real Estate Management firm headquartered in Columbia, Maryland that primarily operates within the Mid-Atlantic Region.

MISSION STATEMENT:

The mission of VRM (Vision Realty Management) is to produce and provide safe, decent and attractive rental housing and home ownership opportunities to individuals from all socio-economic levels. VRM is dedicated to building long-term relationships within the public and private sector to insure a quality of housing and office space that surpasses that of local, state and federal agency standards. In both our commercial and residential managed properties we believe resident/owner and tenant relationships are the key to retention and lowering overall operating cost. We want everyone to reside and/or work in a community in which they are proud of.



VRM manages residential and commercial income producing properties. The principals of Vision Realty Management have over 50 years of extensive experience and expertise in the field of asset and property management. We are a hands-on company that does not manage the assets from a far; rather we are in the trenches of the daily operations.



We understand our business and possess the resources and tools needed to succeed in achieving ownership objectives. VRM constantly seeks the highest and best use alternatives in order to enhance the value of managed assets.

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VRM subscribes to a high code of ethics and has pledged to always uphold their fiduciary responsibilities to their clients. We diligently and competently pursue owner’s objectives, which breeds confidence, trust and respect amongst our clients, vendors and industry professionals.

We are committed to forming bonds with our residents and tenants that extends beyond signing a lease and just delivering keys to their apartment home or office space. High levels of service enables clients and residents to distinguish us from the competition. As a result, resident/tenant retention rates escalate while turnover rates decrease. This translates into reduced turnover expenses and increased net operating income.

“Integrity, professionalism and a passionate appetite for performance are the keys to Vision Realty Management’s success.”

Integrity, professionalism and a passionate appetite for performance are the keys to Vision Realty Management’s success. Our competencies are enhanced by a combination of the diverse professional backgrounds of our team members. VRM professionals are experienced in the management of office/retail properties, conventional/market-rate communities, Section 42, Low Income Housing Tax Credit (LIHTC); HOPE VI Public



Housing; and federal and state assisted housing communities. We are well versed in the nuances of their respective regulatory compliance requirements. Customer-centric approach with experienced logic enables us to deliver flexible management solutions tailored to meet our clients’ individual needs.

“The advanced software solutions we deploy also provide real-time processing and data transactional capabilities, improving and expediting the months-end close and delivery of accurate financial statements to our clients.”

We feature a computerized accounting system coupled with a dynamic query and extendible database to support all aspects of the financial administration of the properties we manage. The advanced software solutions we deploy also provide real-time processing and data

