



PROPERTY MANAGEMENT

Orput Companies, Inc. believes that property management is more than facility maintenance and rent collection.

While these services are very important, Orput Companies, Inc. (OCI) feels that if we can assist the tenant in being successful, it will be beneficial for all parties involved. OCI believes during extended hold periods, good property management will increase asset values more than cap rate management.

OCI is a growing property management firm that has been actively managing and developing Real Estate in northern Illinois for over 50 years. The OCI portfolio consists of over 500,000 sq ft of properties that we have developed, currently own or are contracted to manage. This experience as an owner allows us to better understand issues critical to successful long term ownership of real estate.

The Orput Team of Professionals:



Greg Orput, Owner

Mr. Orput is a licensed Architect with over 30 years experience owning, developing and designing Real Estate.



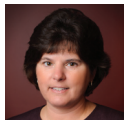
Mike Boehm, Director of Property Management

Mr. Boehm is a Certified Property Manager and a Licensed Illinois Real Estate Broker with 15 years experience managing retail and office space.



Ron Blomquist, Vice President of Finance

Mr. Blomquist has over 30 years experience managing the finances of commercial real estate properties.



Colleen Carter, Director of Accounting

Mrs. Carter has 30 years experience managing the finances of retail and office real estate properties



Darcy Hanson, Marketing & Events Coordinator

Mrs. Hanson holds a degree in Advertising & Design with 9 years experience within the marketing, design, and event fields.

OCI consistently applies three main strategies for creating asset value:

Increase Revenue — Decrease Expenses

- Collect accounts receivable-make sure the property is paid for services rendered
- Proper calculation and collection of pass through costs
- Practice good cash management
- Benchmark property costs
- Evaluate vendor contracts and collect new proposals

Tenant Retention — Manage & Fill Vacancies

- Communicate with and assist struggling tenants
- Conduct annual tenant surveys
- Prepare the space for leasing
- Maintain safe and secure environment
- Evaluate and calibrate building systems as needed

Out Manage the Competition

- Invest in training and preventative maintenance
- Understanding local zoning and permitting procedures
- Maintain insurance information for all tenants and vendors
- Use CRM and property management software
- 24/7 customer service

Contact us with your unique needs and we will work hard to provide the best solution.