

MANAGING FOR YOUR SUCCESS.

- › PHILOSOPHY THAT WORKS
- › FULL ASSET MANAGEMENT
 - › DIVERSE PROPERTIES - ONE STANDARD
 - › AFFORDABLE HOUSING TAX COMPLIANCE CREDIT



- › SHARED VALUES
- › MANAGEMENT SERVICES
- › INNOVATION - EFFICIENCY - TEAMWORK
- › GOING GREEN AND SUSTAINABILITY



A Philosophy that Works

Established in 1971, CRM Rental Management, Inc. (CRM) is a real estate investment, development, and management company managing over 40 apartment communities throughout New York State. At CRM, we are committed to excellence, and take pride in offering a comfortable and affordable living experience for all of our residents.

CRM's philosophy has remained the same: to manage your real estate property for your success.

In 2009, CRM Rental Management, Inc., earned the Accredited Management Organization® (AMO®) accreditation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of Realtors®. The AMO® accreditation is awarded to real estate firms that have a track record of high performance, experience, stability and financial accountability

The CRM Team
Superior Credentials for Superior Results



Full Asset Management

- All forms of government compliance
- Budget preparation and analysis
- Consultation
- Design and decorating reviews
- Detailed accounting services
- Effective cash management
- Energy efficiency measurement & adherence
- Energy saving government programs including the Green Retrofit Program
- Financial and physical operating plans
- Marketing surveys
- Preventative maintenance programs
- Receivables and vacancy control
- Rent-up administration
- Service coordinators
- Staffing and training
- Stand-in general partner
- Tax credit compliance

Diverse Properties One Standard

We manage a wide variety of properties and real estate assets, covering a full spectrum of existent and emerging management needs. From the first-time owner who needs assistance getting an operation off the ground, to overseeing the renovation and rehabilitation of projects, to managing the turnaround of distressed or foreclosed properties, our staff has the special expertise and experience it takes to do the job properly.

CRM's clients include owners and developers, educational and financial institutions, government agencies, syndication firms and others.

From apartment complexes to commercial office buildings, medical centers to hotels, we manage for your success.

Management Services

At CRM Rental Management, Inc. we take pride in offering the best quality, most comforting and affordable living experience for all of our residents. Our Management team looks forward to servicing your needs as quickly and efficiently as possible!

Our experienced professionals make extensive use of software systems to generate dependable budget comparisons, cost monitoring and investment analysis. Furthermore, our comprehensive credible reporting keeps you informed about the status of your property(s) and CRM's efforts to maximize its fiscal performance.

CRM's tax compliance officers help make sure our clients are using the low-income housing tax credit properly and effectively. We are up to date on the latest tax and legislative development that could have implications for tax credit projects.

As one of the area's finest property management companies currently managing over 40 apartment complexes and 4,000 units, CRM is committed to excellence while setting innovative standards that others have followed throughout the years. Our trained and highly qualified staffs' strong teamwork provides our residents with quality living in affordable housing.

Our ongoing commitment to quality customer service, management, and maintenance has made CRM Rental Management, Inc. what we are today – continuously growing and managing for your success.

Management Team Members



Affordable Housing Tax Credit Compliance

If you're among the growing number of owners, administrators or others whose success includes use of the low-income housing tax credit, CRM's tax compliance officers help make sure you are using this credit properly and effectively.

This includes understanding the rules from the IRS, states, and other agencies that govern today's housing tax credit projects; calculating your credit; applicable income and rent restrictions; credits for acquisition with rehabilitation; compliance requirements; extended use and recapture; credit allocation at the state level, including plans and project evaluations; and a host of related issues.

We stay, and keep you, up to date on the latest tax and legislative developments that could have implications for tax credit projects.

What's more, we help you stay certified with guidance and assistance in identifying and addressing potential obstacles to re-certification.

CRM's Tax Credit
Compliance Officers



Innovation, Efficiency and Teamwork

From the outset we've believed the key to delivering for our clients was creating a superior team of property management professionals. That's why we've assembled one of the best teams in the business.

It's comprised of property managers and on-site staff, plus our corporate office support personnel who, with the extended resources at their disposal, are always available to help solve special problems and meet unforeseen management needs.

Our corporate office is strategically located in Central New York, from which business centers across the Northeast can be reached quickly and easily.

Going Green and Sustainability

CRM has the experience and contacts to implement and maintain green building programs, energy efficiency measures, and sustainability solutions for its properties .

CRM has experience in working with many programs including NYSERDA, ENERGY STAR, and Weatherization Assistance to name a few. From simple energy saving measures to complex green retrofit programs, we can design the best program to achieve ownership's green and/or energy efficiency goals-all in a sustainable format.

Shared Values

Our policy of regular and open communication throughout the organization not only links resources and expands the collective talent available to every client, it supports CRM's shared-values approach to property management – with each staff member having an interest in, and being able to contribute to, the overall success of every client.

This approach also involves communication and interaction with tenants and other on-site parties who have an interest of the well-being of the property.

Whether corporate office or on-site, CRM personnel are thoroughly trained and kept current in the latest property management techniques through ongoing workshops, seminars and specialized courses, in everything from new construction technologies to late-breaking regulatory requirements. As a result, owners and residents can be confident the properties are well managed and in full compliance, providing a safe, secure living.

Staff



Greenway Apartments – Baldwinsville, NY



Park Drive Manor – Rome, NY



Montcalm Apartments -Queensbury, NY



Friendship House Apartments – Cortland, NY



Our Personal Commitment

At CRM Rental Management, Inc., our selectivity of work and standard of performance have always taken precedent over growth simply for the sake of growing, our progress has come from – and not at the expense of – delivering consistently superior service and results.

The same benchmark applies whether we serve a client for a short-term or over the long run, our policy is always to provide service beyond the contract.

We are committed to providing the most professional, informative, loyal and dedicated service in the industry. The best interests of our clients will always come first as we are dedicated to the development of long term relationships and we will continue to “manage for your success.”



John J. Varecka, President

John J. Varecka

JOHN J. VARECKA
PRESIDENT

Mission Statement

CRM Rental Management, Inc.'s mission is to set the standard of high performance and manage residential and commercial properties for the success of our clients while ensuring all of our residents have the best quality, most comforting and affordable living experience possible.

The key to our growth and prosperity is a direct result of our exceptional management team and together we strive for excellence and to ensure the success of our client, the well-being of our properties and the future of CRM Rental Management, Inc.

Vision Statement

CRM Rental Management, Inc.'s vision is to continue to be the property management company of choice, providing full service and care to our clients, properties, and to our team members by setting the standard in the multi-family housing, property management, and development industries.

CRM RENTAL MANAGEMENT, INC.

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