



**CRM RENTAL MANAGEMENT, INC.**

117 WEST LIBERTY STREET · P.O. BOX 269 · ROME, NEW YORK 13440 · TEL 315.337.1401 · FAX 315.336.0371 · WWW.CRMRENTALMGMT.COM

***Brief Narrative Resume***

Established in 1971, CRM Rental Management, Inc. (CRM) is a respected real estate investment, development, and management company currently managing over 60 apartment communities throughout New York State and Massachusetts.

At CRM, we take pride in offering a comfortable and affordable living experience for all of our residents. As one of the area’s finest property management companies, CRM Rental Management, Inc. 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.

Since our start, CRM’s philosophy for our clients has remained the same: *to manage your real estate property for your success*. We manage a wide variety of properties and real estate assets, covering a full spectrum of existent and emerging management needs. CRM has proven its superiority in successfully managing a wide variety of properties operated under a number of funding and regulatory programs. This success includes meeting the diverse and detailed reporting requirements of owners and oversight agencies. The end product - properties functioning well at all levels of operation.

CRM Rental Management, Inc. currently manages a wide variety of commercial and residential apartment complexes with over 5,400 units (as listed below) along with previous experience in hotel management:

<u>Property List</u>	<u>Years of Experience</u>	<u># of Units</u>	<u>Type of Property</u>	<u>Property List</u>	<u>Years of Experience</u>	<u># of Units</u>	<u>Type of Property</u>
100 Chenango Place	2006 – Present	144	Senior/LIHTC	Kennedy Plaza Towers	2010 – Present	204	Family/LIHTC
Arrowhead Estates	1981 – Present	13,148	Sq Ft Commercial	Kennedy Plaza Assoc.	2010 – Present	88	Family/LIHTC
Ashfield (FKA St. Joseph) Apts.	2014 – Present	121	Family/Market	Kingsborough Apartments	2019 – Present	40	Family/LIHTC
Bethany Village Apartments	1982 – Present	100	Senior/Affordable	Knitting Mill Apartments	2019 – Present	100	Senior/LIHTC
Camden Apartments	1980 – Present	40	Senior/Affordable	Lord Howe Estates	2001 – Present	40	Senior/Affordable
Catherine Street Apartments	2020 – Present	50	Family/LIHTC	Madison Plaza Apartments	1973 – Present	127	Family/LIHTC
Cazenovia Village Apts.	2017 – Present	50	Senior/LIHTC	Mariner Towers fka Maryner	1983 – Present	292	Family/LIHTC
Cedar Street Apartments	2015 – Present	44	Senior/LIHTC	Marion Manor Apartments	2016 – Present	28	Family/LIHTC
City Centre Apartments	2016 – Present	40	Family/Market	Marjorie Henslin Armstrong	2015 – Present	6	Family/Affordable
Clinton Manor Apartments	1989 – Present	101	Senior/LIHTC	Mill Stream Manor	1987 – Present	18	Family/Affordable
Clinton Plaza Apartments	2017 – Present	305	Family/LIHTC	Mohawk Terrace Apartments	2013 – Present	69	Senior/LIHTC
Colonial Square Apartments	2012 – Present	198	Family/LIHTC	Mohawk Valley Apartments	1989 – Present	39	Family/LIHTC
Conklin Senior Apartments	2020 – Present	24	Senior/LIHTC	Montcalm Apts.	1978 – Present	227	Family/LIHTC
Dean’s Landing Apts	2016 – Present	28	Family/LIHTC	Monteagle Ridge Estates	1980 – Present	150	Family/LIHTC
Donovan Place	2019 – Present	10	Family/Market	Morrisville Apartments	2017 – Present	6	Family/LIHTC
Eatonian Apartments	2017 – Present	6	Family/LIHTC	Moses Circle Senior Apts.	2013 – Present	31	Senior/LIHTC
Edison Apartments	2018 – Present	60	Senior/LIHTC	Mountainview Estates	1980 – Present	35	Family/Affordable
Elizabeth Square Apartments	1981 – Present	75	Senior/Affordable	Mountain Vista Apts	2020 – Present	20	Family/Affordable
Emerald Court Apartments	2017 – Present	32	Senior/Affordable	North George Street Apts.	2006 – Present	25	Family/Market
Erie Canal House	2015 – Present	6	Senior/Affordable	Noyes Manor I	2017 – Present	40	Senior/Affordable
Estee Senior Apartments	2018 – Present	37	Senior/LIHTC	Noyes Manor II	2017 – Present	40	Senior/Affordable
Foxwood Townhouses I	1976 – Present	16	Family/Market	NY Mills Senior Center	2007 – Present	33	Senior/LIHTC
Foxwood Townhouses II	2007 – Present	12	Family/Market	Oliver-Burleigh Apartments	2005 – Present	54	Senior/Affordable
Foxwood Townhouses III	2016 – Present	8	Family/Market	Overlook Ridge Apartments	2018 – Present	48	Family/Affordable
Friendship House Apartments	1979 – Present	101	Senior/LIHTC	Park Drive Manor I	1973 – Present	102	Family/LIHTC
Georgian Arms Apartments	1982 – Present	81	Senior/Affordable	Park Drive Manor II	1983 – Present	168	Family/LIHTC
Gethsemane Manor	1993 – Present	50	Senior/Affordable	Park Edge Apartments	2020 – Present	184	Family/LIHTC
Golden Age Apartments	1980 – Present	100	Senior/LIHTC	Parkview Apartments	2017 – Present	182	Family/LIHTC
Greenway Apartments	1978 – Present	208	Family/LIHTC	Peaceful Valley Townhouses	2012 – Present	20	Family/LIHTC
Historic Pastures Mansions	1982 – Present	246	Family/LIHTC	Robinson Square Apartments	1981 – Present	116	Family/Affordable/
		3,300	Sq. Ft. Commercial			6,508	Sq Ft Commercial
			Albany – Office/Retail				Albany – Office/Retail
Holly Manor	2018 – Present	44	Senior/LIHTC	Springbrook Apartments	2012 – Present	194	Family/Market
Juniper I	2021 – Present	40	Senior/Affordable	Stoneview Apartments	2018 – Present	36	Senior/LIHTC
Juniper II	2021 – Present	20	Senior/LIHTC	Stratmill Brook Apartments	2020 – Present	32	Senior/LIHTC
				The Mill at Saugerties	2017 – Present	89	Senior/LIHTC

Valley View Apartments	2020 – Present	32	Senior/LIHTC	Wilcox Apartments	2015 – Present	24	Family/LIHTC
West Liberty, LLC	1985 – Present	18,899	Sq Ft Commercial	Woodsedge Apartments	1981 – Present	40	Senior/Affordable
Westbrook Apartments	2005 – Present	37	Family/Affordable				

CRM also has the knowledge, experience and ability to quickly lease up not only new constructions but newly renovated constructions; for example, New York Mills Senior Center, a new construction project in 2007. The Certificate of Occupancy for this property was issued in August 2007 and CRM started renting units in September 2007. Within a two-month period, this property was at 90% occupancy. Another recent example is the Estee Senior Apartments, a newly built community that opened on August 1, 2018. CRM started lease up and reached 100% occupancy by November 15, 2018. We hold this type of standard with all of our rental complexes.

Our staff has the special expertise and experience to help first-time owners who need 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 experienced professionals make extensive use of software systems to generate dependable budget comparisons, cost monitoring and investment analysis. Furthermore, comprehensive credible reporting keeps all informed about the status of their property and CRM Rental Management, Inc.'s efforts to maximize its fiscal performance.

In addition, CRM has fully committed to implementing the latest technology in its property management practice, greatly enhancing employee productivity and service levels for tenants/residents.

In 2009, CRM Rental Management, Inc., earned the ACCREDITED MANAGEMENT ORGANIZATION<sup>®</sup> (AMO<sup>®</sup>) accreditation from the Institute of Real Estate Management (IREM<sup>®</sup>), an affiliate of the National Association of Realtors<sup>®</sup>. The AMO<sup>®</sup> accreditation is awarded to real estate firms that have a track record of high performance, experience, stability and financial accountability. In addition, our experienced professionals are certified and members in the following:

- Real Estate Brokers Licenses
- Certified Property Manager
- Certified Occupancy Specialist
- Certified Tax Compliance Specialist
- Member IREM
- Member NYSAFAH

At CRM, our selectivity of work and standard of performance have always taken precedent over growth simply for the sake of growing. So, 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 the short-term or over the long run, our policy is always to provide "*Service Beyond the Contract*". That's the foundation of our commitment to *Managing for Your Success*.

Our *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.

Our *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 will always stand behind its mission and vision statements as we take pride in offering a comfortable and affordable living experience for all of our residents.