

# INNOVATIVE APPROACH ELEVATED EXPERIENCE

We market, lease and manage real estate assets for developers and building owners throughout Greater Vancouver and the Lower Mainland of BC.

Our key focus is Multi-family Residential and Commercial, Leasing and Property Management.

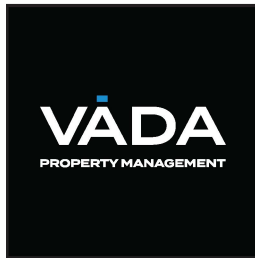
With decades of experience in Property Management, Tenancy Management and Real Estate Marketing we have created a team dedicated to identifying opportunities and delivering on the objectives of property owners and Real Estate developers.

Our goal is to innovate and elevate an industry, that has long been serviced by more transactional based companies, that results in higher tenancy turnover and increased costs to Landlord's.

VADA Property Management has made a positive change in the industry, creating communities where tenants and landlords mutually benefit.

***"We have an innovative approach to leasing and managing investment properties, focusing on livability and functionality, creating vibrant communities"***





# OUR SERVICES

## WHAT WE OFFER

### **MULTI-FAMILY RESIDENTIAL PROPERTY MANAGEMENT**

For buildings large and small we provide a full suite of services to ensure peace of mind from placing the right tenant to managing the financial needs of your assets.

### **COMMERCIAL PROPERTY MANAGEMENT AND LEASING**

Positioning your property to attract and retain the right tenant mix to optimize the value and performance of your asset.

### **RENTAL PROJECT LEASING AND MARKETING**

Purpose built multi-family residential requires an innovative marketing strategy to stabilize the asset with quality long term tenancies.

### **ADVISORY: PROPERTY & MARKET ANALYSIS**

The VADA Property Analysis process, whether at the design stage of a purpose built rental or re-evaluating an aging asset, ensures optimal performance and results.



# MULTI-FAMILY RESIDENTIAL PROPERTY MANAGEMENT

*Our team is experienced in attracting and vetting quality tenants and building a community for long term retention of good tenants. With our select partners we are able to administer the best suppliers and technicians to ensure the building is well maintained for optimum returns.*

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## PROPERTY MANAGEMENT

### Maintenance and Repairs

- Suites
- Building

### Preventative Maintenance Program

- Planning and scheduling
- Maintaining equipment
- Early detection of potential repairs
- Strategic energy management

### Vendor Contract Management

- Analyzing bids
- Managing work orders
- Overseeing site visits
- Invoice management
- Contract management

### On Site Staff Management

- Development
- Training
- Payroll management

### Tenancies

- Tenant Relations
- Community Management

### Capital Expenditure Project Planning and Management

- Elevator modernization
- Roof replacement
- Façade restoration
- Renovations - common areas and suite updates
- Re-piping, boiler and HVAC updates, other mechanical systems
- Electrical Upgrades - including electric vehicle requirements

## FINANCIAL MANAGEMENT

- Analyzing monthly financial statements
- Financial reporting
- Maximizing cash assets in the short-term
- Annual audit and tax variation
- Payable and receivables management
- Financial budgeting and forecasting
- Capital expenditure financial management



# COMMERCIAL PROPERTY MANAGEMENT & LEASING

*At VADA, we provide results-driven leasing and property management services tailored to deliver on your objectives. Our primary focus is on street-front retail, mixed use developments, office, and industrial leasing and management. Our professional expertise and knowledge of the local markets will optimize market positioning and profitability.*

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## COMMERCIAL PROPERTY MANAGEMENT

- Tenant relations
- Rent and expense collection
- Leasehold improvements
- Project management
- Tenant improvements
- Lease renewal negotiation

## COMMERCIAL LEASING

- Customized marketing strategies
- Tenant mix analysis
- Attract ideal tenants - national retailers and emerging brands
- Repositioning for increased cashflow
- Lease negotiations and documentation

## FINANCIAL MANAGEMENT

- Analyzing monthly financial statements
- Financial reporting
- Maximizing cash assets in the short-term
- Annual audit and tax variation
- Payable and receivables management
- Financial budgeting and forecasting and cam reconciliation
- Capital expenditure financial management



# RENTAL PROJECT LEASING & MARKETING

*Our team are experts on the most current market trends. We advise on unit mix and design as well as amenities that will add value to your asset, lease-up strategy development including pricing recommendations and unit inventory management for best results. VADA's skills in marketing and leasing generate outstanding results by positioning your property in the market based on what's important to renters. Placing a tenant is not as important as placing "the right tenant".*

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## LEASE-UP MARKETING

### Product and Market Analysis

- Unit mix
- Proposed rental rates
- Financial budgeting & forecasting
- Amenity mix
- Target demographics

### Leasing and Marketing and Execution Strategy

- Hire and manage leasing staff
- Rent roll
- Unit release strategy
- Staging
- Marketing and branding services
- Advertising
- Suite tours
- Tenant application process and approval
- Lease documentation
- Move-in documentation and coordination



# ADVISORY: PROPERTY AND MARKET ANALYSIS

*The key to developing, building and/or renovating an asset, be it a multi-family residential or commercial property, is having a solid plan based on current market evaluations, the latest in technology and build practices leading to a comprehensive strategy to maximize your income. Starting any project with a full analysis of all the mitigating factors to create such a strategy is the first step.*

*VADA's expertise in recognizing the potential in a property and adding value through increased revenue and reduced cost will be invaluable to your project.*



## ADVISORY SERVICES

### Purpose Built Rental

- Unit mix
- Amenity offerings
- Common area uses
- Market analysis
- Local demographic analytics
- Tenant experience analysis
- Value added services
- Community creation
- Asset stabilization analysis
- Commercial tenant mix
- Strategic energy management

## ADVISORY SERVICES

### Renovate and Update Aging Buildings

- Capital expenditure reports
- Value added services
- Cost savings analysis
- Tenant experience analysis
- Local demographic analytics
- Strategic energy management