



Management Profile for Multifamily Hogan Real Estate Services

Our principles have been responsible for the management of over 6,000 units. Cumulatively, our firm has over 75 years experience in all areas of this industry, with 35 years in multifamily management. We feel our strength is in the fact that we only commit to manage a minimum number of units at any given time in order to assure that we can always devote the time and resources necessary to ensure every community is always a priority to us.

We have considerable experience in working with HUD and other governmental agencies. Our accounting systems and management polices are geared to ensure that we are always in compliance with the community regulatory agreement, as well as local HUD procedures. HRES is an approved HUD management company that has a good working relationship with the San Antonio HUD office and we are familiar with the requirements of TSAHC. We have managed properties directly for HUD and HUD properties for others. We have never failed a HUD inspection and have consistently received scores between 86 and 94. Our staff is familiar with, and had experience with, income certification processes for tax credits and bonds as well as bond compliance reporting to the Trustee. We recently became the first management company in Texas to reach initial occupancy certification for their portfolio on property conversions within their initial certification period deadline.

Attached please find a copy of our corporate biography. I believe that you will find that our supervisory staff is highly skilled and extremely involved in all facets of property management. Our management plan calls for regular in-house training classes to be held covering: fair housing, OSHA compliance, tax credit and bond compliance, leasing techniques, preventive maintenance, and new legal issues. In addition, all staff is sent regularly to Apartment Association training. Lou Flores (Senior Manager) and Ginger Miller (Property Supervisor) both teach classes at the Apartment Association for the Certified Apartment Manager and National Association of Leasing Professional Designation programs. Ginger is a National Apartment Association Approved Grader and Instructor. Lou was successful in attaining a 90% occupancy on a 276 unit, new construction site within 9 months. Her expertise in property take-over, motivational techniques, and educational training makes her an invaluable part of our team.

Please review the enclosed biography, and let me know if I can provide you with any additional information. We are looking forward to working with you on this project in the future.