



Dominium Management Services



Background

- Dominium Management Services, Inc. was formed by University of Wisconsin real estate program graduate students David Brierton and Jack Safar.
- Dominium Management Services, Inc. is the property management arm of Dominium.
- Dominium Management Services, Inc. is a privately-owned apartment management firm.



Who We Are

Founded in 1972, Dominium is a Minneapolis-based owner, developer, and manager of apartment communities nationwide. With more than 17,000 owned and /or managed units at 170 sites in 18 states, Dominium is known for creative solutions to unique and challenging development projects, and management expertise.

DMS has seven additional regional offices across the United States with a staff of more than 650 employees. The Dominium companies are the largest multi-family owner and operator based in Minnesota and one of the leading development and management companies in the Midwest.



Dominium Employees

Dominium employees have in-depth property management industry experience. Its staff members have earned national recognition for excellence from The Institute of Real Estate Management as an Accredited Management Organization. Certified Property Managers (CPMs) solidify Dominium's reputation of dedication and sound property management. Property and maintenance supervisors conduct regular physical inspections to ensure that properties are well-maintained.



Property Management

Dominium's strengths include:

- Hands-on management of on-site personnel which encompasses regular site visits and property inspections, audits, market analysis and financial reviews to ensure each component of the operation is maximized.
- Corporate management and support is provided by human resources, marketing, accounting, maintenance and purchasing, audit and information technologies.



Dominium Management Services



Experience in Specialized Services

- Dominium repositions properties in their respective markets and significantly improves their investment value.
- Dominium services include: professional property management, construction consulting, and lease up of new construction.
- Dominium specializes in project and residential compliance under various government programs including Section 8, FMHA 515, public housing, state agency funded properties and Section 42 Low Income Housing Tax Credit (LIHTC) properties.
- Dominium provides programs and staff training for property management and maintenance through Dominium University.

Dominium University

- Dominium University is a complete in-house training program where 25 classes are taught in the Schools of Management, Marketing and Maintenance.
- There is an established curriculum for all functions within the property management discipline including maintenance, management, and leasing.
- High tech maintenance labs allow for the duplication and correction of most conceivable maintenance problems encountered on site.

Cost Savings

Dominium continually assists in reducing property operating costs through a focused program including:

- Competitive bidding of all services and contracts
- Competitive insurance premiums
- Cost-effective budgeting
- Unit-turnover cost reduction
- On-site personnel turnover reduction
- Utility consumption analysis
- National purchasing programs