

DOMINIUM MANAGEMENT SERVICES



Specialized Services

For over a quarter of a century, Dominion has been providing services in the management of real estate. Solid working relationships, backed by superior performance and innovative ideas, make the difference in achieving the goals and expectations of our property owners and investors. At Dominion Management Services, we have built trusting and financially rewarding partnerships utilizing our team of experienced managers and marketing executives. Dominion's specialized services include: Dominion owns or manages over 17,000 units and provides consulting services in the following states:

- California
- Colorado
- Florida
- Georgia
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Michigan
- Minnesota
- Missouri
- North Dakota
- Ohio
- South Carolina
- South Dakota
- Tennessee
- Wisconsin

Dominium has been very successful in repositioning properties in their respective markets and in significantly improving their investment value.



"With strong analytical skills, creative insight and execution ability, Dominion's expert staff is well-equipped to address the challenges managing properties can present."

Dominium specializes in project and residential compliance under various governmental programs such as Section 8, FMHA 515, public housing, state agency funded properties and Section 42-Low Income Housing Tax Credit (LIHTC) properties.

LIVE.
At one of our communities
WORK.
For our team
PLAY.
At every opportunity

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Commitment to Excellence

When you work with Dominium Management Services, you work with an established and competitive management company that has earned national recognition for excellence from The Institute of Real Estate Management as an Accredited Management Organization.

Dominium Management Services maximizes income streams and property values through comprehensive management planning and a staff of dedicated professionals. Its Certified Property Managers (CPMs) solidify its reputation of dedication and sound property management.

In addition, it has developed programs and staff training for property management and maintenance in accordance with its nationally recognized Operations and Procedures manual. This program results in a professional on-site staff that is among the industry's best qualified and trained. Property and maintenance supervisors conduct regular physical inspections to ensure properties are well-maintained.



The Landings

“Dominium provides stability and high quality management services to a variety of individual and institutional property owners throughout the country.”

Site Inspections

Dominium's commitment to excellence shines through with site inspections and scheduled reviews of the following:

- Curb appeal
- Building cleanliness
- Grounds and building maintenance
- Resident relations
- Office procedures
- Staff
- Leasing activities
- Budgets
- Preventative maintenance
- Local competition



Newport on Seven

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Client Communications

One of Dominion's priorities is keeping clients well informed as to the status of their properties. Each property is assigned a supervisor who regularly communicates with clients. Resident Property Managers submit monthly status reports that also provide clients with additional insight into their investments.

Cost Savings

Dominium routinely assists in reducing property operating expenses through a focused program of challenging real estate taxes:

- 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



Comprehensive Direction

Regional Managers and Area Directors provide hands-on management of on-site personnel. Routine site visits include property inspections, audits, market analysis and financial reviews to ensure each component of the operation is maximized. Corporate management and support is provided by the following departments; Human Resources, Marketing, Accounting, Maintenance & Purchasing, Audit and Information Technologies (IT).





Surpassing Industry Standards

The Dominium family has continually surpassed industry standards by developing superior housing options, staffing them with the highest quality professionals, and striving for peak performance of its properties to ensure maximum value for their owners. Succeeding in both development and management, the Dominium family has acquired the resources and expertise to provide creative financial solutions and management strategies for their owners and clients.

Professional Training

Dominium University is a complete in-house “University” in which 25 classes are taught in the Schools of Management, Marketing and Maintenance. Overseen by its own Board of Directors, the goal is to make sure every Dominium employee receives a complete set of educational tools for job competencies and career advancement. “DU” has its own high tech classrooms and maintenance lab, in which every conceivable maintenance problem can be duplicated.

Marketing

Innovative and successful marketing and leasing programs are not afterthoughts; they are priorities. The Dominium Difference provides a customized leasing plan of action that chronicles specific strategies for achieving financial expectations.

“Dominium’s marketing programs constantly produce high occupancy rates and the highest possible rent levels.”

We continue to develop new and creative leasing and marketing ideas that will increase traffic and attract additional prospective residents and clients. By creating exciting resident retention programs, we are also able to retain current residents as a cost-effective way of increasing the bottom line and raising occupancy levels.

