



**XL Real Property Management**  
600 Madison Avenue  
New York, NY 10022

T: 212.203.8684  
F: 646.417.5775

E: [info@xl-rpm.com](mailto:info@xl-rpm.com)  
[www.xl-rpm.com](http://www.xl-rpm.com)

## **Our Company**

XL Real Property Management LLC is a residential property management company that focuses on serving the needs of individual apartment, building, and townhouse owners in the New York City real estate market. Our property management solutions are tailor-made to assist those who own real estate in New York City and prefer to have their investment taken care of by a third-party with the expertise to maximize operating income, while minimizing operating expenses.

With a combined 35 years of experience in all facets of the real estate industry, our team of management specialists are qualified to ensure all aspects of the asset are properly taken care of. Whether you own one apartment, twenty apartments or an entire building, we can assist you with all of your real estate property management needs.



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## Services For Building And Townhouse Owners

At XL Real Property Management, we take the stress out of owning investment properties in New York City. We have experience dealing with all levels of the market, from SRO to ultra-luxury rental, co-ops and condominiums:

- Common Charge/Maintenance Invoicing
- Common Charge/Maintenance Collection
- Expense Payment
- Unit Owner Requests and Maintenance Issues
- Insurance Procurement
- Emergency Repair Assistance
- Renovation Oversight
- Budget Preparation and Implementation
- Building Staff Training and Oversight
- Contractor and Vendor Screening
- Permit/Certificate Filings
- Safety and Environmental Issue Management
- Monthly and Annual Financial Reporting
- Board Creation and Assistance
- Regulatory Compliance
- House Rules Implementation
- Routine Site Visits and Inspections
- Tenant Approval

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## Services For Individual Apartment Owners

At XL Real Property Management, we take the stress out of owning investment apartments in New York City. Our services are designed so that your role as the owner is only to sit back and relax. We'll take care of all the rest:

- Rent Invoicing
- Rent Collection
- Expense Payment
- Tenant Requests
- Maintenance Issues
- Lease and Lease Renewal Preparation
- Board Application Assistance for New Tenants/Renewals
- Apartment Turn-Over Services
- Insurance Procurement
- Emergency Repair Assistance
- Renovation Oversight
- Unit Owner Meeting Attendance
- Monthly and Annual Accounting Statement Preparation
- Facilitation of State and Federal Tax Filing Preparation
- Furnishing Procurement and Inventory Services
- Facilitation of Hold-over/Non-Payment Proceedings
- Routine Property Inspections
- Mortgage Escrow Reviews
- Tax Assessment Reviews



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## Our Presence

- 40 Broad Street
- 123 Washington Street
- 88 Greenwich Street
- 125 North 10th Street, Brooklyn
- 23 West 84th Street
- 25 West 84th Street
- 143 West 126th Street
- 99 John Street
- 75 Wall Street
- 15 William Street
- 300 East 95th Street
- 7 East 14th Street
- 320 East 54th Street
- 20 Pine Street
- 55 Wall Street
- 330 Spring Street
- 240 Riverside Boulevard
- 1280 Fifth Avenue
- 1 Irving Place
- 333 East 34th Street
- 220 East 66th Street
- 123 Third Avenue
- 406 West 45th Street
- 26 Perry Street
- 201 East 17th Street
- 159 First Avenue
- 529 Fifth Avenue, Brooklyn
- 533 Eighth Avenue, Brooklyn
- 33 West 56th Street
- 641 Fifth Avenue
- 8 West 121st Street
- 333 East 91st Street
- 505 Greenwich Street
- 39 Vestry Street
- 422 East 72nd Street
- 10 West Street

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For more information please go to our website at [www.xl-rpm.com](http://www.xl-rpm.com)



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## Company Executives



### **Dylan Pichulik**

Managing Principal

**T: 212.203.8684 ext 101**

**E: [dylan@xl-rpm.com](mailto:dylan@xl-rpm.com)**

With over a decade of experience in all facets of New York City real estate, Dylan Pichulik began XL Real Property Management with one goal in mind- provide an unparalleled level of service and attention in a world dominated by companies that seem to have forgotten the basic principles of property management. As the managing principal of XL Real Property Management, Dylan is responsible for overseeing the company's operations and business development objectives.

His real estate career began when he was only 18-years-old, when he became one of the youngest members of large residential brokerage firm in Manhattan. Within only 6 months of him joining the firm, he was asked by a company executive to take a position within the company's on-site marketing arm. While holding his on-site marketing position, he was approached by the project's sponsor, Property Markets Group, to join the company and oversaw the asset management of the company's real estate portfolio, which consisted of 2 million square feet of residential and commercial assets located across the United States.

After leaving his role at Property Markets Group, he joined HFZ Capital Group, which is a development, investment and asset management firm located in New York City. In his role with HFZ, his chief responsibility was the oversight of the company's asset management team. Through this position he was responsible for managing the company's portfolio of real estate holdings, which consists of several million square feet of real estate in New York City alone.

Dylan holds a degree from New York University, where he received a BA in Finance and Marketing. He graduated With Honors and was one of the youngest members of his graduating class, being only 19-years-old at the time. He also holds a master's degree in Real Estate Finance from New York University.

Dylan is also a proficient speaker of German and English.



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## Company Executives



**Adam Eyal**

Chief Financial Officer

**T: 212.203.8684 ext 102**

**E: [adam@xl-rpm.com](mailto:adam@xl-rpm.com)**

As Chief Financial Officer of XL Real Property Management, Adam Eyal brings over eight years of experience and expertise in corporate accounting, asset management, and financial oversight to the team, overseeing all of the company's back-of-house operations.

Before joining XL Real Property Management, Adam directed the asset and financial management of the real estate arm of BSG, a publicly listed real estate Israeli firm started by one of Forbes top billionaires. In this capacity he was responsible for the financial management, asset management and reporting of over \$1 billion in assets spanning eight countries.

Prior to his role at BSG, Adam was a Senior Consultant at Ernst and Young, where he provided transaction advisory services to major real estate clients seeking to be listed on publicly traded stock exchanges.

Adam holds a triple major in Accounting, Management and Economics from Tel Aviv University. He also holds a certificate - level diploma in Accounting and is a Level II CFA Candidate.

Adam is a native speaker of both Hebrew and English.