



From : T. J. Magoulas, CEO
To : Board Members, Cooperative & Condominium Properties
Re : Management Services

Dear Members of the Board,

The purpose of this letter is to introduce our New York City management team at **All Area Realty Services**. Gary Andriotis (Managing Director and Principle), together with his management team of dedicated professionals, have many years of experience in the Cooperative, Condominium, and HOA management world.

All Area with many years of experience, **remains complete independent**, has never taken over by any large management conglomerates of any kind. Our portfolio size, small enough to handle small properties and large enough to handle large accounts, remains flexible enough to give our personalized services that have being praised by our clients.

We have accomplished numerous projects such as forensic audits, mailbox upgrades, intercom upgrades, Local Law 11(LL11), Roof repairs and more. Our buildings are cleaner than ever with new enhanced cleaning protocols and inspections. Our services have been so thorough, we have signed up new accounts and have been able to provide superior management services, including Owner Portals for online balances and payments and Board Member logins for payables and reports. We use Yardi Systems and AvidXchange, which speaks for itself as they are the leaders in property management software.

Currently, we are offering an introductory discount to our management services by matching your current management fee upon the signing of a two-year contract. Our goal is to protect your asset and provide the maximum return on your real estate investment, and help you reach your goals.

Now is the time to take advantage of our special offer, we look forward to hearing from you.

Sincerely,

TJ Magoulas

T.J. Magoulas, Founder & CEO
All Area Realty Services Inc. tj@aarsny.com

Property Management Redefined

20 Clinton Street, #C-7, New York, NY 10002
212-721-0707



A representative list of our Manhattan properties



Property Management Features

- ✓ All Area Realty Services provides unparalleled knowledge and industry-leading technology.
- ✓ We provide cost-saving initiatives and top-tier customer services for cooperative, condominium and homeowner associations.
- ✓ From comprehensive financial reports, work order systems, field operations, compliance and project management, along with regular updates, we keep board members and owners up-to-date with all property related information.
- ✓ We offer internet portals for board members, shareholders and owners, attorneys and accountants, including online tools and training for building staff. We maximize operational efficiency and value for our clients.

USING THE BEST MANAGEMENT PROGRAMS & TECHNOLOGY AVAILABLE

YARDI VOYAGER

UNIT OWNER & RESIDENT MANAGEMENT
CONTACT MANAGEMENT
WORK ORDER TRACKING
SUPPLIES TRACKING
VENDOR MANAGEMENT
BANK INTEGRATIONS & MORE

AVIDXCHANGE

BANK PAYABLE APPROVAL SYSTEM
BOARD APPROVAL
INTEGRATION WITH YARDI FOR BOARD ACCESS
TO INVOICES (ONLINE)

BOARD PACKAGER

DOCUMENT MANAGEMENT
APPLICATION MANAGEMENT & TRACKING
APPROVAL PROCEDURE & MORE

CUSTOM IN-HOUSE AND 3RD PARTY APPLICATIONS

VIOLATION & COMPLIANCE TRACKING
CPA INTEGRATION & PORTAL FOR CPA FIRMS
DOCUMENT MANAGEMENT & ONLINE FILE
SHARING DIRECT ACCESS WITH MS FOR ALL
EMPLOYEES (MS PARTNER)
SUPT/PORTER MANAGEMENT WITH TIME SHEET
TRACKING INCLUDING SMART PHONE APP
BOARD MEETING TRACKING BOARD DOCUMENT
TRACKING, INCLUDING MINUTES VERIFICATION
EMERGENCY ALERTS VIA ROBOCALL, TEXT &
EMAIL E-SIGN & DOCUMENT
SIGNATURE TRACKING

allarea
The Cooperative & Condominium Authority™

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212-721-0707

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PROVIDING
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SERVICES
SINCE 1983

THE COOPERATIVE &
CONDOMINIUM AUTHORITY

Member
REBNY
Real Estate Board of New York

NATIONAL ASSOCIATION OF REALTORS®

CSI
Cooperative Service Institute

community ASSOCIATIONS INSTITUTE

THE COOPERATOR
EXPO
NEW YORK
EVERYTHING CO-OP, CONDO & APT

Visit us at
Booth 119



Tuesday, June 18,, 2024 9:00AM-4:30PM
New York Hilton Midtown, 53rd Street & Avenue of the Americas

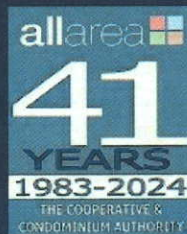
Trusted by thousands, the Co-op,
Condo & Apt. Expo is the leading
Real estate trade show in New York.

Join board members, shareholders, property managers
and apartment building owners and meet building service
companies, attend educational seminars and get your
questions answered.



The Cooperative & Condominium Authority™

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