



Seldin Company is an award-winning, multifamily management organization headquartered in Omaha, Nebraska. We currently manage and lease over 17,000 apartment homes across seven states.

As an industry leader with nearly a century of experience, our company is constantly evolving to meet the changing needs of our residents by focusing on innovative, locally integrated projects that promote sustainable community growth.

We believe in a high touch approach, communicating openly and actively with owners and clients to ensure the highest quality support.

#### We Specialize in:

- Multifamily Property Management
- Affordable Housing
- New Construction Lease-ups
- Development & Consulting
- Value-Add Renovations
- Repositioning Troubled Assets
- Compliance Services

## BY THE NUMBERS

**97** Years of Exceptional Service

**49** New Properties in 2019

**17<sub>k</sub>** Units Currently Managed

**50** Unique Owners

16910 Frances Street | Omaha, NE 68130  
**SELDIN.COM | 402.505.3223**

# WHAT WE DO

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## APPLICATION, LEASING & OCCUPANCY

Seldin will thoroughly screen prospective residents for credit, rental, and criminal history, oversee execution of lease paperwork, and conform to all Fair Housing Laws. Every effort will be made to achieve and maintain the highest level of occupancy possible.

## TIMELY RENT COLLECTION & COMPLIANT EVICTIONS

We are diligent in collecting rent every month. If it is necessary to evict a tenant, we initiate legal steps quickly, to minimize costs and get the home leased again.

## STAFFING & TRAINING

Seldin Company is an equal opportunity employer. All hiring will be done in full compliance with all applicable State and Federal laws. Our team will screen existing staff, make hiring decisions, and provide complete new hire training.

## MARKETING

A market analysis and initial marketing plan aimed at maximizing occupancy and net operating income will be created for each property. Property management staff will work closely with our marketing team to deploy the plan and all on-going marketing efforts.

## COMPLIANCE SERVICES

With over 50 years of combined experience, the Seldin Compliance team is able to quickly and efficiently address all facets of the regulatory sphere. Our staff carry COS(A), HCM-H(F), SHCM, HCCP, and other designations, and are well versed in HUD, Section 42 (Tax Credit) and Home requirements.

## CONTRACTS & MAJOR REPAIRS

Seldin Company will negotiate contracts with vendors utilizing company relationships and vendor compliance programs already in place in order to obtain the best possible value and service.

## PROPERTY & UNIT MAINTENANCE

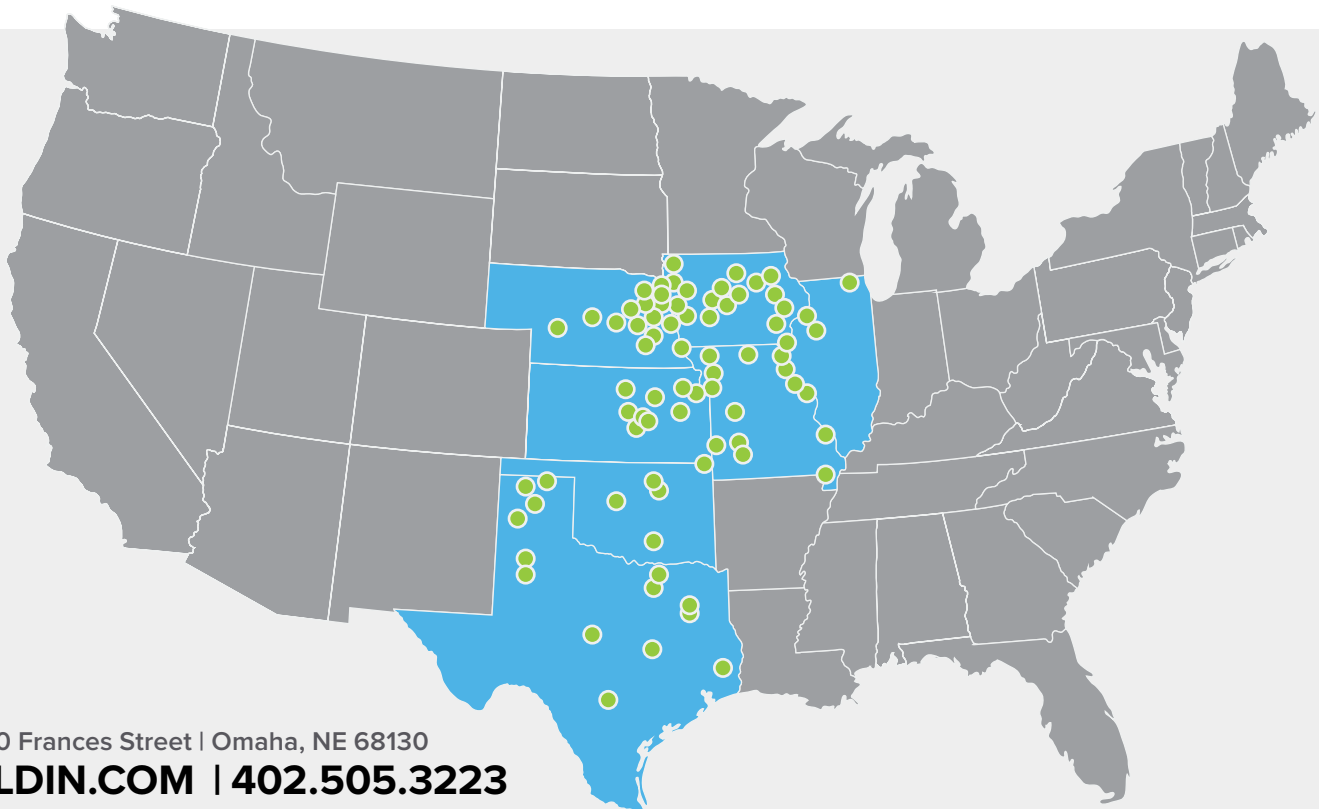
Our skilled maintenance team will provide timely repairs, along with ongoing preventative maintenance of the property. We will also coordinate after-hours, on-call staff to handle maintenance emergencies, should they arise.

## ACCOUNTING & FINANCIAL REPORTING

Seldin Company will establish and maintain an accounting system to record all financial transactions related to the operation of the Property. This system will enable us to provide timely financial reporting and allow for ease of auditing financial performance.

# PORTFOLIO

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