



JD MANAGEMENT GROUP INC



REAL ESTATE MANAGEMENT SERVICES
ONE COMPANY, ONE COMPLETE SOURCE

JD
Management Group Inc.

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Visit us on the web at:
www.jdmginc.com

About JD Management Group Inc.

JD Management Group Inc. is a full service REAL ESTATE INVESTMENT AND PROPERTY MANAGEMENT company based in the San Francisco Bay Area. We are committed to providing both owners and tenants with quality management services. JDMG offers complete brokerage and property management services customized to meet the specific needs and budget of the ownership entity. Through market research and property evaluation the JDMG will design and implement a strategy to facilitate the highest capable Internal Rate of Return for any property.

Our Specialized Management Services Include:

- Cost Containment
- Lease Negotiation and Renegotiation
- Document Preparation & Review
- Budgeting Control
- Financial Review
- Financial Analysis
- Portfolio Analysis and Strategy
- Solar Micro-Grid Implementation
- Risk Management
- Construction Management
- Building Operation
- Environmental Issues
- Inspection and Maintenance Plan
- Subcontracting Plan
- Leasing Services
- Reporting
- Tenant Retention
- Disposition and Acquisition Services
- 1031 Exchange Services

ACCOUNTING SERVICES

Property Accounting Services:

JD Management Group uses the most up to date technology platforms, giving owners and shareholders real time reconciled accounting, monthly financial reports, and quarterly/year end statements. All accounting can be viewed on-line by our clients anywhere in the world. JDMG utilizes Web-based technology giving clients 24/7 instant access to a centralized database for their properties. All reporting can be customized with unrivaled flexibility. Our accounting system integrates documentation, imaging management, budgeting, valuation, and discounted cash flow analyses.

Core Accounting Services include the following:

- ⇒ Full Charge Property Accounting
- ⇒ Monthly Rent Collection
- ⇒ Aggressive Utility and CAM Billing and Recapture
- ⇒ Bank Reconciliations
- ⇒ Owner Distributions
- ⇒ Monthly financial reports
- ⇒ Quarterly- and year-end statements
- ⇒ Cost Segregation and Depreciation Strategy

Snapshot – Internal Management and Account System Below:

The screenshot displays the AppFolio internal management and account system interface. The main window is titled 'Reports' and features a search bar for reports by name, description, or column. Below the search bar, there are two expandable sections: 'Accounting Reports' and 'Association Reports'. The 'Accounting Reports' section is expanded, showing a grid of report options such as 'Account Totals', 'Balance Sheet', 'Cash Flow - Property Comparison', 'Income Statement - Property Comparison', 'Cash Flow Detail', 'Income Statement (Date Range)', 'Chart of Accounts', 'Loans', 'Expense Distribution', 'Trial Balance', 'Bank Account Activity', 'General Ledger', 'Trial Balance by Property', 'Bank Account Association', 'Income Statement', 'Trust Account Balance', 'Cash Flow', 'Income Statement - 12 Month', and 'Trust Account Detail'. Each report has a star icon and a dropdown arrow. The 'Association Reports' section is also expanded, showing options like 'Association Work Order', 'Fund Income Statement', 'Homeowner Resale', 'Board of Directors', 'Homeowner Delinquency', 'Homeowner Vehicle Info', 'Dues Roll', 'Homeowner Delinquency (As of)', and 'Renter Directory'. On the right side, there is an 'Assistant' chat window with the title 'Experience a new way of working in AppFolio.' and a list of action buttons including 'Maintenance Actions', 'Leasing Actions', 'Accounting Actions', 'Send Bulk Email', 'Send Bulk Text', and 'Find Information'. Below the chat window, there is a search bar for 'Make me more Reports or Associations?' and a 'New Chat' button.

MAINTENANCE MANAGEMENT

Maintenance Management Services:

Core Maintenance Management services include:

- ⇒ Supervision of all capital improvements
- ⇒ Supervision of all routine maintenance
- ⇒ Provide 24-hour maintenance and emergency service response team
- ⇒ Conduct onsite property assessments, walk throughs, and evaluations as needed
- ⇒ Coordinate inspections by specialty consultants and city agencies
- ⇒ Arrange for any necessary onsite services
- ⇒ Oversee property improvements and reconditioning



LEASING MANAGEMENT

Leasing Services:

Through our national marketing platform and the use of HITMAP technology, we ensures the highest level of exposure for vacancies to potential tenants and brokers. We have well-versed and knowledgeable associates available 24/7 to show and properties. We study market trends and cycles in order to capture the market in any given area and at any given time.

Core Leasing services include the following:

- ⇒ Advertise property extensively through direct contact, email blasts, property management networks, broker email blasts to agents, multiple MLS portals, tenant representatives, and relocation specialists
- ⇒ Screen prospective tenants, evaluate credit and financials, and conduct interviews with prior landlords
- ⇒ Show property to prospective tenants through scheduled showings and open houses
- ⇒ Negotiate and execute lease agreements using the most comprehensive leases specific for each city
- ⇒ Determine and target market to most suitable tenants
- ⇒ Create Tenant Synergies
- ⇒ Renegotiate existing leases and monitor renewals

Our Internet Advertising Syndicates To The Following Sites:



Maximum Internet Exposure For Your Property With Top Tier Results

CONTACT INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT:

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