



First Realty Management

Affordable Housing Management: Creating Great Communities

YOUR PROPERTY MANAGEMENT SOLUTION.

“You make it possible for me to be a good parent and provide a safe home for my children. Thank you.”

— Resident comment from the Annual Satisfaction Survey

There are significant differences between living in a high-rise tower, a smaller building, or a town home. And, there are unique opportunities within each to contribute to healthy neighborhoods. Maintaining a clean, safe physical environment is one priority. Equally important are programs that build community and engender a sense of pride and belonging. A well-managed community means property owners and residents can focus on things that really matter—enjoying time with family, friends, and neighbors, making an apartment a home.

First Realty staff are positioned to respond to service requests promptly and respectfully, with sensitivity to resident concerns. “Service Before It’s Requested” is part of our mission statement. Residents can take pride in where they live, in an attractive, comfortable, and well-maintained First Realty community.

From the earliest HUD programs through the latest tax credit hybrids, First Realty is experienced in helping owners successfully meet all the regulatory requirements. We also offer comprehensive knowledge of the financial and restructuring tools available to help you meet your goals. We work with **non-profits, community development corporations, private owners and board members** to make your job easier, whether it’s completing major renovations with residents in place or developing a property under a new or untested program.

First Realty offers expertise second to none. The company’s investment in training translates into personnel who are well-qualified to meet and exceed your expectations. This expertise helps to ensure that your property, and your residents, are in good hands.

CAPABILITIES / SERVICES

EXPERTISE in programs such as Section 8, LIHTC, Section 221d3, Section 236, Section 241 loans, flexible subsidy, Section 223 operating loss loans, Chapter 13A, Section 202, the HUD/MHFA Demonstration Disposition and SHARP programs, Mark to Market, Transfer of Physical Assets (TPA) Hope VI, and relocation contractor services.

- Experience with **ALL TYPES OF MULTI-FAMILY PROPERTY**, from state housing agencies and non-profits to board-controlled or private investors.

- **REFINANCED NINE PROPERTIES** under the Title II Program, including substantial renovations through HUD-approved plans of action.

- **EXCELLENT REPUTATION** and **WORKING RELATIONSHIP** with HUD and state housing finance agencies. Consistently high ratings on inspections by lenders and regulatory agencies.

- **INDUSTRY PIONEER** in establishing nationally recognized, award-winning resident services programs beginning in the mid-1970s.

- **HUD NEIGHBORHOOD NETWORKS PROGRAM**, with Computer Learning Centers or Computer Labs companywide.

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ABOUT US

First Realty Management has been in the business of managing affordable, market rate, and luxury housing for over 50 years, bringing special insight to every challenge and opportunity. Resources include in-house departments for Risk Management, Marketing, Communications, Construction Supervision, Central Purchasing, Human Resources and Accounting. Our full-time experts are available to assist with everyday responsibilities or with special projects. Creating and maintaining a high quality of life balanced with fiscal responsibility requires experienced and responsive services. These responsibilities are all hallmarks of property management that define the way we think—and the things we do—at First Realty Management. That's why we are and always have been first.

Contact us to learn more.

SAMPLE LISTING OF FIRST REALTY AFFORDABLE PROPERTIES MANAGED

COOPERATIVE	PROPERTY TYPE	UNITS	LOCATION	SINCE
Fr. Walter J. Martin	Townhouse (TH)	34	South Boston, MA	07/99
BOARD CONTROLLED	PROPERTY TYPE	UNITS	LOCATION	SINCE
Adelaide Apartments	Multi-Family Homes	36	Providence, RI	11/03
Davis Commons	Garden	200	Brockton, MA	10/70
Nutfield Heights	Mid-Rise	80	Derry, NH	01/04
Olneyville REDUX	2-3 Family TH	35	Providence, RI	04/01
Oxford Gardens	Townhouse	50	Providence, RI	06/99
Oxford Place	Mid-Rise	78	Providence, RI	06/99
Riverside Gateway*	2-3 Family TH	31	Providence, RI	06/05
INVESTOR OWNED	PROPERTY TYPE	UNITS	LOCATION	SINCE
Battles Farm Village	Townhouse	320	Brockton, MA	10/70
Bay Village	Garden	208	Fall River, MA	10/70
Brandywyne Village	Townhouse	402	East Boston, MA	10/70
Burbank Apartments	Brownstones	173	Boston, MA	10/70
Cummins Towers	Mid-Rise	238	Roslindale, MA	10/70
Kent Farm Village	Mid-Rise/TH	250	E. Providence, RI	10/70
Mountain Village	Townhouse	200	Worcester, MA	10/70
Tammy Brook	Townhouse	90	Weymouth, MA	10/70
Taunton Gardens	Garden	128	Taunton, MA	10/70

*Units currently under construction.

First Realty manages some 6,000 residential units, including condominiums, board-controlled housing, conventional, market rate, luxury and affordable rental apartments in Massachusetts, Rhode Island and New Hampshire, at over 40 developments ranging in size from 3 to 540 units. First Realty Management provides full service management to its entire portfolio.

CAPABILITIES / SERVICES (continued)

SUCCESSFUL federal, state, and local grants-manship, including Security, Youth RAP, Teen Leadership, Parental Leadership, and for community job training in various computer learning centers.

• **A SIX-TIME REGIONAL WINNER**, and **TWO-TIME NATIONAL WINNER** in the (NAHMA) Community of Quality competition. A six-time winner in the (NEAHMA) NAHP of the Year awards program. RHA Community Excellence Award.

• Four First Realty communities named to HUD's list of **TOP PERFORMING PROPERTIES** nationwide.

• Many **SUCCESSFUL TURNAROUNDS**, some using new or untested programs, mixed income models or hybrid financing.

• Resident services:

- > After school programs
- > Company-wide sports & academic Olympiads
- > Junior staffing / job training programs
- > Computer Learning Centers
- > Anti-drug and substance abuse prevention programs
- > Fitness, social and wellness programs for elders
- > Community-wide events for all ages
- > Recreation and sports programs

• Award winning staff with **DEEP COMMITMENTS** to healthy, safe, and happy communities—and all the knowledge and experience needed to exceed expectations.

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