

Accounting

Real estate management requires a different level of accounting discipline. Collections must be monitored and real time availability of data must be delivered to property owners. Services include:

- Maintaining organized and comprehensive records of all property data
- Full bookkeeping of receipts and disbursements with backup documentation
- Monthly rent, CAM and operating expense statements to tenants
- Annual CAM and operating expense reconciliations
- Scheduled and unscheduled work order maintenance tracking and billing
- Preparation of annual budgets with monthly actual income/expense comparison as well as year-to-date
- Utilization of the Yardi Genesis® Property Management Accounting system
- Property and portfolio level reporting

Leasing and Marketing

Our leasing agents are experienced product brokers with strong ties to the brokerage community. They offer competitive marketplace analyses to keep current with all rental rates and incentives. They also provide a discounted cash flow and return analysis for commercial lease proposals. As an extra step, GNP incorporates agent incentives for leases that exceed return parameters.

We incorporate an integrated approach to marketing and publicity to differentiate properties and establish brand identity. Marketing efforts are analyzed for their prospect generation and cost effectiveness. Results are then reviewed to identify “best in class” efforts from which future events and programs are planned.

GNP Specialty Support Groups

GNP Management Group

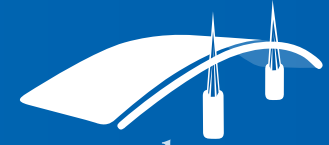
multifamily residential
association owned properties
brokerage & consulting

GNP Commercial

office, industrial, retail, REO,
specialty management/leasing

GNP & Associates

construction, project management, accounting



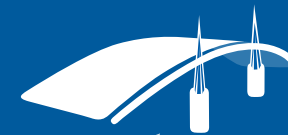
GNPRealtyPartners

experience
strategy
flexibility
passion
passion
strategy



GNP is a proud member of the following associations:

Institute of Real Estate Management (IREM)
Chicago Association of REALTORS® (CAR)
Chicagoland Chamber of Commerce
NATIONAL ASSOCIATION OF REALTORS® (NAR)
Illinois Association of REALTORS® (IAR)
Building Owners and Managers Association
of Chicago™ (BOMA/Chicago)



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GNP Realty Partners is a turnkey real estate service firm representing office, industrial, residential association owned and retail assignments throughout the Chicago Area and Indiana. Our leadership represents over 30 years of executive level real estate experience that includes:

- Development
- Acquisition
- Disposition
- Portfolio management
- Corporate facilities
- Leasing/Marketing
- Construction and project management both in a third party as well as ownership environment
- Real estate analytics



**PROPERTY
MANAGEMENT**

LEASING

**CONSTRUCTION
MANAGEMENT**

ACCOUNTING

CONSULTING

DEVELOPMENT

Property Management

At GNP Management Group, our approach goes well beyond the traditional role of property management. Our teams are accountable for all results and work in concert with third party vendors and clients.

We offer a professional level of service and rapid tenant response. Our intense oversight of third party vendors, attentive client communication, leveraged buying power and savvy marketing principles allow GNP Management Group to deliver a superior level of service.

Development

GNP works with developers in a variety of roles ranging from preconstruction to partnership on new construction and redevelopment. GNP can produce financial, market and construction schedules and projections for new and existing projects.

Construction and Project Management

We know that intense planning on the front end will help ensure the successful outcome of the project. By clearly defining scope, logistics, critical path items and budgeting, projects are executed on schedule.

GNP provides a turnkey approach from pre-planning, bidding, permitting and supervision, right through closing out the project. This efficient approach translates into lower project downtime and increased product value.

Consulting

GNP can assist owners (investor, association and corporate) with a variety of specialized real estate analyses to help them with real estate projects and studies. These projects typically fall into the go-no go decision making, capital budgeting, RFP structure/offering, value enhancement/change of use/redevelopment decisions, and sustainability/green building arenas.

Turnkey Services