



Your **complete**
real estate
management
solution.



PROPERTY MANAGEMENT

www.mslmgmt.com



Discover what **MSL Management**
can do for your company.

For nearly two decades, **MSL Management** and Development Corporation has been serving the needs of residential and commercial property owners throughout the state of New Jersey. At MSL, we pride ourselves on providing the highest level of customer service to owners and tenants alike.

We manage properties in an efficient, cost-effective manner that ensures our clients maximum returns on their investments.

212 Second St., Suite 402A
Lakewood, NJ 08701

Mailing address:

P.O. Box 221, Lakewood, NJ 08701

☎ 732.364.5938

☎ 732.901.1096

✉ info@mslmgmt.com

www.mslmgmt.com

MSL
PROPERTY MANAGEMENT

Everything
under one roof
**from your roof
to your
bottom line.**

MSL gives you a complete range of real-estate management services: Residential, retail, offices, condo associations and REO/receivership services. We provide:

- ◆ **General Maintenance**
- ◆ **DCA Inspections**
- ◆ **Distressed Property Restoration**
- ◆ **Cost Analysis and Reduction**
- ◆ **Tenant Complaint Resolution**
- ◆ **Management Reviews**
- ◆ **REAC Inspections**
- ◆ **Leasing and Tenant Screening**

Your investments made **simple**

MSL doesn't just manage your properties. We empower you to monitor your investments.

With your easy-to-understand monthly, quarterly and annual reports from MSL, you'll have all the key facts and figures right at your fingertips.

MSL: The people people

Meet MSL President Meir Lichtenstein: Longtime volunteer EMT and former mayor of Lakewood, New Jersey. Meir gets people. Especially businesspeople. And especially businesspeople navigating government bureaucracies. And what's true for Meir is true for the entire MSL team: We don't just manage properties—we manage relationships. Because at MSL, you're treated as a person, not a property-list number.

Residential



*Compliance. Maintenance.
Tenants. Profit*

Residential Real-estate management. **Done right.**

MSL Management doesn't just safeguard your residential property investment—we help it thrive.

MSL Management ensures that your properties are ready to sell and your business transactions are free of estoppel-related issues. From dispositions and refinancing to the vital Certificate of Inspection ("Green Card") and the entire due diligence process, MSL Management will coordinate all necessary paperwork and inspections necessary.

Small wonder MSL Management consistently scores the highest marks—including the highest-grade "Superior" management-review score from the U.S. Dept. of Housing and Urban Development (HUD).

MSL Management works tirelessly to fill all your residential vacancies—and rigorously vet all prospective tenants. You can be sure that your new MSL Management tenants can be trusted to pay rent and respect your property. What's more, MSL Management handles the whole leasing process—and accounts payable and receivable—from start to finish.

In short, MSL Management ensures that your residential properties are meticulously maintained and populated by reliable tenants—giving you a safe, secure and seamless income stream.

If you've got properties for rent, you've probably got an eye for the big picture. So don't get bogged down in the details—MSL Management will handle them all for you.



Condominium



*Don't worry.
We can manage it.*

Problems at your
condominium?
We'll keep them to a
condo-minimum.

Own a condominium? MSL Management provides a full range of maintenance and financial solutions for condo owners and building owners alike.

Condominium complexes present a unique challenge, each condo is privately owned, but shared common areas are not. And with **MSL Management** highly qualified to meet this challenge, condo associations turn to MSL to maintain shared common areas and budgets, too.

MSL Management organizes joint contributions by all stakeholders in your condo complex—ensuring that owners get their money's worth. At mandatory annual audits, these contributions also allow executive boards to see that all contributions were allocated efficiently—complying both with wishes of owners and with government regulations.

Besides maintaining common areas and condo association finances, **MSL Management** will also mediate any dispute between neighbors. **MSL Management's** condo services ensure a comfortable living environment and a pleasant atmosphere—and our team of management professionals, financial experts and skilled maintenance workers have the tools to make it happen.



Retail



*Before opening doors,
see what's in store.*

Commercial-grade clarity and service.

Do you own commercial property but need CAM reconciliation? Or perhaps you want to set up an NNN lease? If so, some of the questions you'll likely encounter are:

- How do I bill my business lessees efficiently and equitably for all parties involved?
- How can I keep CAM fees to a minimum?
- How do I handle reimbursements to my lessees?

MSL Management's commercial property experts will answer all these questions and more. We'll help you manage your relationships with your lessees—resulting in common-area maintenance agreements where everyone walks away a winner.

MSL Management's commercial property experts won't miss those crucial details in commercial lease agreements—eliminating ambiguities in texts that would later haunt you. With commercial property, MSL Management is customer-focused, detail-oriented, and has the technical expertise and practical experience to prepare you for virtually any contingency.

Did you recently acquire a commercial property as an investment for resale later? Add the MSL difference to your commercial investment! Our renovation and management operations added substantial value to a south Jersey strip mall, allowing its owner to sell it for a half-million more than its asking price—and we can do the same for you.

With MSL's commercial property services, you'll keep your tenants happy, CAM expenses low—and the revenue coming in.



Office



*Get down
to businesses.*

Keep your reputation clean. **And your properties, too.**

You're an office-building landlord. Your business is to make business possible for your lessees—by providing a clean, professionally-maintained work environment. And MSL Management is your go-to management company that handles all the details.

MSL Management ensures that your facilities are professionally maintained. Clean corridor areas. Crisp, neat office spaces. Swift response to tenant maintenance requests. Our maintenance teams handle it all—and protect the value of your investment.

Your tenants also have their businesses to run—so don't burden them with facility maintenance and repair. Leave it to us. **MSL Management** works with office-building tenants and landlords, providing a variety of services that ensure a simplified, pleasant and long-lasting leasing relationship between tenant and landlord.

Whether you need help drawing up leases that satisfy both you and your tenants, or you just need someone to see to the day-to-day upkeep of your office complex, **MSL Management's** people are experts in helping you attract—and, most importantly, retain—commercial tenants.



REO and Receiverships



*Don't worry.
We can manage it.*

Your foreclosed property is **our big deal.**

Got a foreclosed property? Leave it to us. MSL Management has a superlative record in restoring, maintaining, leasing, brokering and selling foreclosed properties.

Acquiring real estate, especially if foreclosed, can be overwhelming: Uncooperative former residents, property disrepair, utilities restoration and more. But with **MSL Management**, you're ensuring a smooth takeover process.

MSL Management has handled the marketing and auction of over 60 properties, holds many receivership appointments, and manages numerous properties for banks and investment groups.

MSL Management works with all necessary authorities and covers every detail. We'll work with remaining tenants to help them meet their financial obligations, or facilitate eviction if necessary.

MSL Management also services HUD properties and distressed housing, prepares clients for DCA/REAC inspections and management reviews, and gives you responsive efficient, effective physical repair maintenance—increasing your property's value beyond expectations.

MSL Management also gives you complete monthly financial reports—giving you the information you need for informed decisions and maximum returns on your investments.

