

Midgard

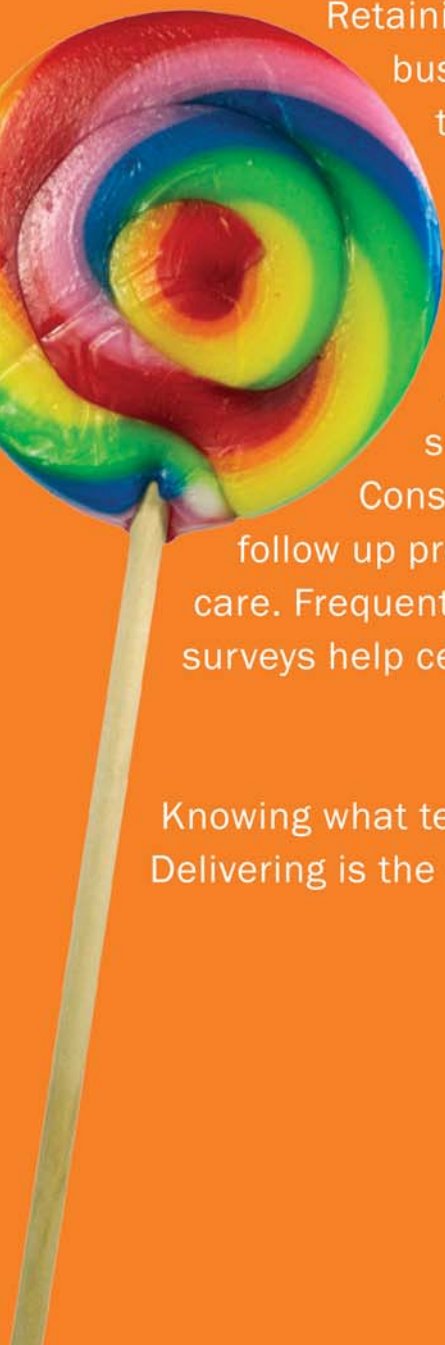
Management

Your property. Our business.

**It's your property.
It's our business to...**

A tall palm tree with green fronds and a light-colored trunk, positioned on the right side of the page. The tree is the central visual element, extending from the bottom to the top of the frame.

...keep your tenants happy.



Retaining good tenants is just smart business. It starts by being there for them at all times. We answer our phone 24/7 and maintain an email help desk to receive and track service requests. Each request is sent electronically to all our property management staff so we can respond immediately.

Constant communication and thorough follow up provide comfort and demonstrate care. Frequent visits and quarterly tenant surveys help cement relationships.

Knowing what tenants want may seem easy. Delivering is the challenge.

With a CPA at the helm and others on staff, you can count on proper accounting, strong internal controls and timely and meaningful reporting. But more than that, we're always thinking about our clients' businesses. Whether it's an idea about increasing interest income on cash balances, a heads up about delinquent receivables, or a memo about a new property tax law, you'll find that our accounting personnel do more than keep accurate books – we improve your business.

Doing the basics well is our priority. Going beyond the basics is our passion.

...manage the numbers.



If caring about the planet seems sweet but not practical, think again. Our expertise and continuing education in earth-friendly construction and maintenance practices can help you decrease your carbon footprint with minimal cost and keep your property competitive in the market. Implementing recycling, green landscaping, and green pest control programs raises positive feedback from tenants. Proper lighting and HVAC equipment and the use of window tinting help lower energy consumption and expense.

See if your building can achieve LEED certification. Mother Earth will thank you.

...make it sustainable.



...keep it safe.

Being prepared isn't the entire story – but it sure is important. Every property Midgard manages reaps the benefit of our experience, as Florida natives, with hurricane preparedness. Each property receives a customized hurricane manual, and we negotiate rates and service agreements in advance, so if disaster strikes you're not victimized by vendors after the storm passes. But our safety programs cover a lot more than wind and rain. Our goal is to provide around-the-clock safety for every occupant, vendor, and visitor – and to protect your investment every day.

Our name, Midgard, represents a land surrounded by water that protects its inhabitants. We take that responsibility seriously.



...help it blossom.



At Midgard, it's not just about bricks and mortar. It's about being present, nurturing relationships and paying attention to details. Our frequent onsite property inspections and visits with tenants bring out vital information that help you avoid surprises. Our systems, structure and experience from decades of enhancing and maintaining properties in the unique Florida environment ensure that preventive maintenance is performed regularly and your property remains clean and inviting.

Your property should shine, inside and out, as if someone really cares about every detail. Because someone does.

And at the heart of it all, your property is an investment. So it's our job to maximize your return. Our focus on cost containment, our knowledge of quality vendors in the market, and our purchasing power mean we control expenses while maintaining top-notch service. Using lease administration controls, we track key dates and amounts and let no revenue opportunities slip through the cracks.

Choose Midgard to nurture your investment, and watch it produce a healthy return.

...grow its value.



**Let us visit your property
and see how we can help you.**

Property Management Services

Tenant Relations

Safety and Compliance

Building Maintenance and Operations

Cost Containment and Vendor Management

Hurricane and Emergency Planning

Insurance

Lease Administration

Accounting Services

Cash Management

Receivables/Payables

Budgets and CAM

Financial Statements and Reports

Construction Management

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