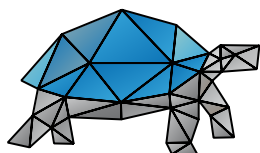
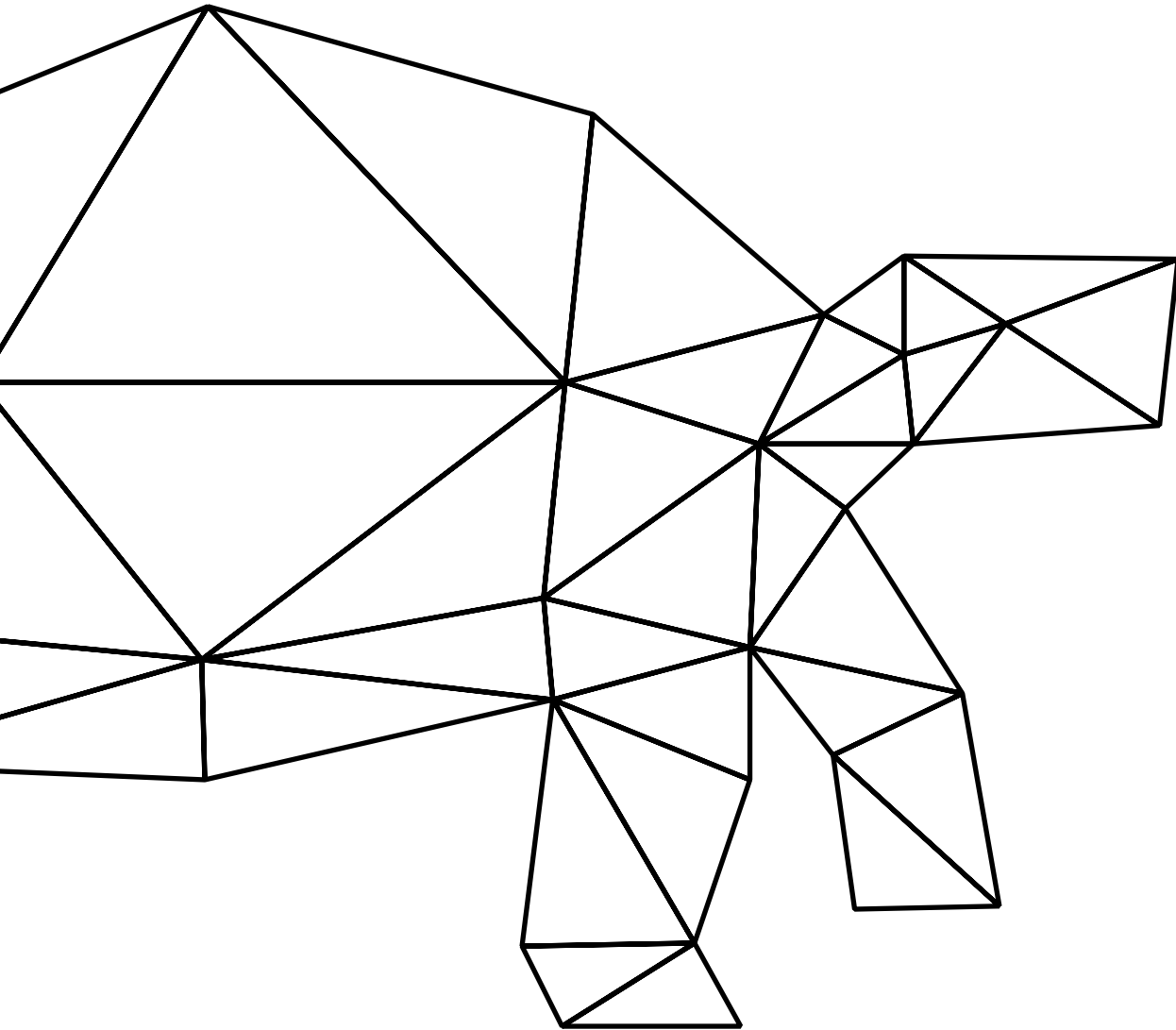


WWW.DORYANGEL.COM

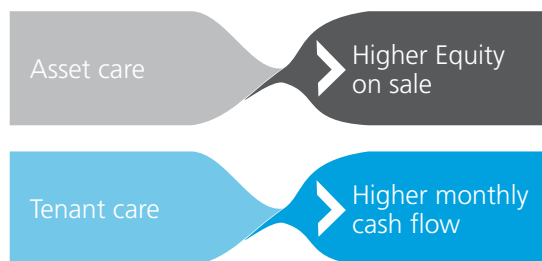


DORYANGEL
Enhance Asset Value

ABOUT US

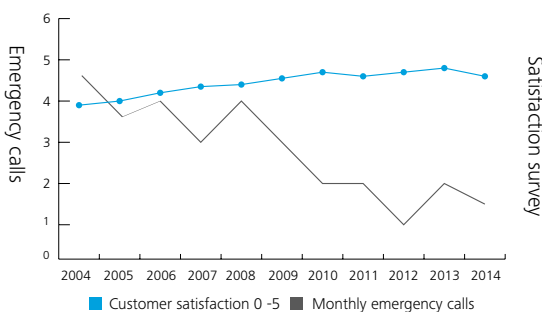
Doryangel LLC has grown through learning and understanding today's landlord's needs.

Building equity is our business, we understand the need to maintain and maximize your business growth. That's why we choose to enhance asset value as our main strategy. Real estate investment combines two essential pillars: Equity & cash flow. Striving for a high performance standard we developed an innovative approach which suits perfectly to your investment future and or future investments!



Our unique approach supported by vast academic knowledge in the fields of: Industrial engineering & management & logistics*, Information systems design, PM (Preventive maintenance) method ** and project management best practice.

*Industrial engineering - B.Tech
 ** Management & logistics - M.A



HIGH QUALITY SERVICE

Asset care

- 100% TPM (Total Preventative Maintenance) - a "hands on" approach that means we don't wait for emergencies and always look for improvements.
- Zero emergencies and zero recurring issues
- The Iceberg Approach
- Schedule inspections (leaks, clogs, symptoms...)

Tenants care

- Advanced CRM - customer relations management
- Best tools for payment authorization and delivery
- All payments methods (online/deposits/checks/pick ups)
- Client portal
- Tenant screening
- Immediate response

Investor care

- Transparency - full access to all data any time
- Customer (tenant/landlord) satisfaction surveys
- Top grade benchmark service
- Increase rent with each lease renewal
- Critical measurements follow up

Measurements chart

- Number of emergency calls per month
- Response time to tenants requests - less than 1 hour
- Around the clock customer care
- Real time supervision on open tasks per apt
- Total balance of owed rent
- Utility bills fluctuation



CHOOSE YOUR PATH

	Flat fee	%
	Hands on	Hands free
Tenant care		
Track and update Rent balance	v	v
24 hour emergency call center	v	v
Schedule & manage appointments	v	v
Documentation Follow up	v	v
Manage evictions	*****	v
Formal letter handling	v	v
Online tenant portal (CRM)	v	v
Renew & Manage active leases	**	v
Manage Tenant Ledger	v	v
Customer satisfaction survey	v	v
On site expert management assistance	v	v
Property care		
Scheduled maintenance (PM)- clogged pipes, winter proof boilers, wa- ter leaks, heat leaks, electric inspection.	v	v
Pay rent on time alerts	v	v
Contractors screening	v	v
Pay bills (gas/electrick/taxes)	*	v
Manage contractors and task verification	v	v
Property audit schedule	v	v
Insurance renewal & follow up	*	v
On site request: City inspections - Hpd. DOB. Programs. DEP. Conedison	*****	v
Tenant application management		
	1 month fee	0.5 month fee
Tenant screening: home visit + recommendations + credit score + interview report	v	v
owner portal		
Monthly rent payment reports	v	v
Task completion reports (picture verification)	v	v
Monthly expense report	v	v
Finance management (Prepare for CPA)	**	v
Monthly banking reconciliation	v	v
Documentation Backup Cloud service (leases/insurance/letters)	***	v
Lease expiration alerts/follow up	v	v
Bank account access	Manager access Only credit card needed	Manage bank account

* Yearly fee * Transaction fee

VISIT OUR WEBSITE: WWW.DORYANGEL.COM

TESTIMONIALS

"Doryangel management is a great management company. I decided to work with Doryangel management after doing extensive market research, contacting several other firms and discussing with my other property-owner friends. I have been a client for over a year and all of my expectations have been exceeded. Communications are great, handling of issues fast and competent and a very good value for what I pay. It is seamless and transparent to me which gives me no stress but provides relief and confidence in my investments."

Stacy Levi (landlord)

"Working with Doryangel for more than 10 years now I can say it contributed to my investment plan over the years. Accuracy and hands on any type of issue all handled in a professional way."

Avi baranes (landlord)

"Doryangel management started working here 5 years ago, since they came in we feel very happy and confident in our apartment. Call center reacts very quickly and efficiently to any maintenance issues. Thanks to Doryangel our building looks much better. Thank you!"

Jodie Marzet (tenant)

"Doryangel start working with us a year ago. The company's work and methods make us much more organized and our response time has reduced dramatically. When we started working we had unresolved issues with tenants who didn't want to pay rent. After 6 months we saw a tremendous improvement in client payments on one hand and a decrease in emergency calls from tenants on the other hand."

Gil Regev (client manager)

"Doryangel LLC are very devoted to their vision. I can feel their professional finger print on everything they are taking care of."

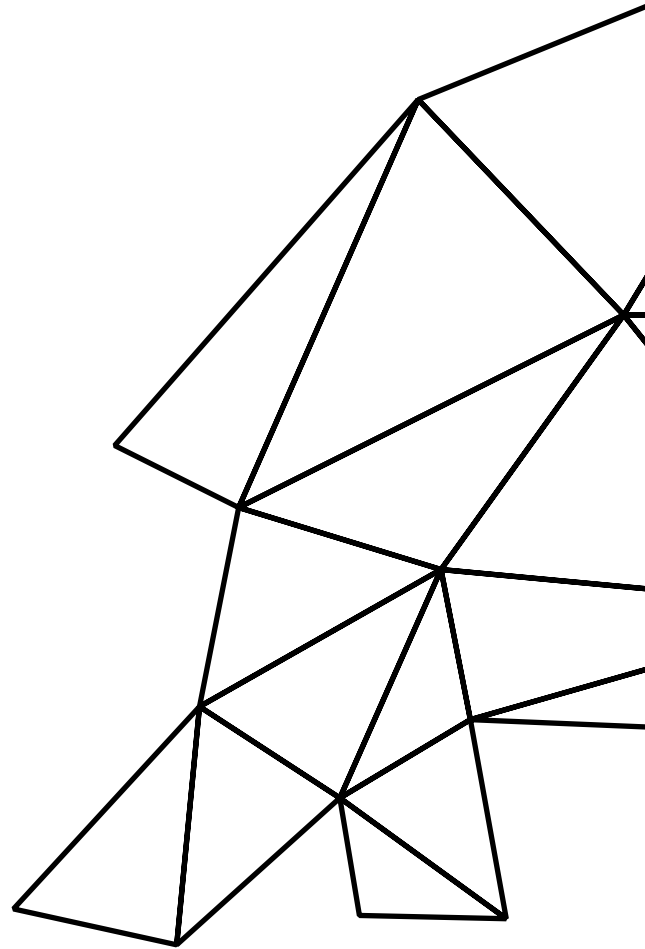
Einav Makover (landlord)

"Living with my 3 sons at a Doryangel apartment we feel our home is a better place now."

Barbara Williams (tenant)

"I had the privilege of working with Doryangel management and we wish to do more business in the near future."

Holio Allyn's brokerage



CONTACT LIST

Manhattan Office: 1397 2nd Avenue #187 NYC 10021

Bronx Office: 1552 Bryant Ave 1B Bronx NY 10460

Tel. 516-847-4663

Fax. 516-710-7857

Mail: doryangel01@gmail.com



VISIT OUR WEBSITE: WWW.DORYANGEL.COM