



*Rated the #1 Residential Management firm in New York City, DEPM manages over 385 co-op, condo and rental properties throughout the five boroughs and beyond. Our clients include pre-war, post-war and brand new properties of all sizes. We help our client buildings improve their property values and take advantage of the latest technologies.*



**Douglas Elliman** EST. 1911  
PROPERTY MANAGEMENT

**Managing the Finest Properties  
Since 1911**



# Douglas Elliman

EST. 1911  
PROPERTY MANAGEMENT

**Our Mission:** For over 100 years we have been dedicated to providing the best residential property management to co-ops, condos and rental properties throughout New York City and beyond. Ranked #1 among New York City's residential management companies, our mission is to provide our clients with superior and responsive management and accurate financial reporting that they can count on to improve their quality of life and valuation of their homes. We also support the City's efforts to reduce carbon emissions through increased energy efficiency in all the properties we manage.



## WE NEVER STOP LEARNING

### Cutting Edge Training



Douglas Elliman has the size and strength to provide the best possible working environment. That's why nearly half our employees have been with us for over 15 years. We bring in top-notch professionals from every field in the business to keep our team of management experts at the top of their game in our new state-of-the-art training center. We never stop learning and we never stop training.



## HI-TECH FINANCE

### We Know the Importance of Budgets

The revolution in technology has enabled us to offer many new online options, from viewing financial reports to approving and paying bills to examining proposals. Our exclusive collaboration with the best professionals in financial reporting and analysis keeps us on the cutting edge, and allows us to transmit this information quickly and efficiently to our clients. Our in-house Financial Analysts oversee all matters relating to budgeting, expenditures and monthly statements.

*DEPM manages some of New York's most iconic properties, including the Woolworth Building in lower Manhattan.*

## MANAGEMENT FOCUS

### Management Has Been Our Focus for Over 100 Years

Our current management portfolio includes over 380 properties staffed by our team of management professionals. Every resident of these properties expects—and receives—the best possible management services. In our 100+ years of business, there is nothing our professionals have not experienced or any issue they have not addressed. Some of our client buildings have been with us for over 50 years, because we provide hands-on, expert property management, and oversight of capital.



## **VOLUME PURCHASING**

### **Reduce Costs with the Power of DEPM**

Our annual energy auctions guarantee the best prices on oil, gas and electricity, saving millions of dollars each year for our client properties. Our master insurance policies keep premiums to a minimum, and our volume purchasing power ensures the best possible pricing on every item your building needs.



## **RISK MANAGEMENT**

### **We Protect Your Building from Liability**

Working with third party risk management experts, we protect all areas of your building operations. All contractors must meet our rigorous screening requirements before doing any work on your property. This includes ensuring that full insurance is in place and all licensing and certifications are current.



*With over 380 properties and over 56,000 units under our management, DEPM has been ranked the #1 Residential Management Firm in NYC.*

## **COMPLIANCE TRACKING**

### **Avoiding Violations and Penalties**

Our expert team constantly reviews new City regulations, keeping managers current at our in-house seminars. New Local Laws on FDNY signage, smoking policies, site safety, bed bug reporting, cooling towers and more carry significant penalties for non-compliance. Working with our outside partners, we track laws and violations, and strive to keep your property penalty-free.



*DEPM manages pre-war, post-war and brand new properties of all sizes throughout the five boroughs and beyond.*



## AS A FULL SERVICE MANAGEMENT COMPANY WE ALSO PROVIDE

- Our **Closing Department** acts as your Corporation's transfer agent and oversees sales, leasing and refinancing
- Our **Local Law Compliance Tracking** system helps avoid fines and violations
- Our **Electronic Statements** and **Online Payment** services make it easy to view, pay and analyze all bills and financial reports.
- We limit **Third Party Risk** by working closely with specialists to review licensing, insurance and certification of all contractors before they can work on your property.



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