



10 ways your company will benefit with an RPA® property manager staff.

1. ENERGY SAVINGS – The RPA understands how a building operates at peak efficiency and can implement an effective energy management program. With a working knowledge of all integrated building systems and their care and maintenance – **YOU SAVE MONEY** by reducing operating costs.

2. LIFE CYCLE COST SAVINGS – The RPA is a long-range, planning strategist with a formula for getting the most value for the replace, retrofit, and maintenance dollar. With a thorough understanding of project development, codes and regulations, lighting principles, equipment, pest control and security – **YOU SAVE MONEY** in the long run by not wasting dollars on short run purchases.

3. BUDGET CONTROL - The RPA manages with a finely-tuned, financial perspective. By controlling cost and tracking spending patterns – **YOU SAVE MONEY**. Putting this knowledge into practice means more dollars to your company's bottom line.

4. REDUCED RISK – The RPA is skilled in risk appraisal, personal and property liability insurance, self-insurance, and other important techniques of handling risk. **YOU SAVE MONEY** by not exposing yourself to unnecessary risk.

5. PROPERTY PROTECTION – The RPA recognizes potential legal problems, knows how to deal with them, and how to avoid them if possible. By tapping the RPA's working knowledge of the critical aspects of owner liability and judicial procedure, **YOU SAVE MONEY** by properly protecting your property.

6. ASSET MANAGEMENT – The RPA has a complete background in how an investment is financed and how the value of the investments is increased. **YOU SAVE MONEY** as the RPA who makes decisions on a day-to-day basis understands how to guard the company's balance sheet and contribute to the overall profitability of the business.

7. STAFF LEADERSHIP – Being an RPA means complying with a standard code of ethics and conduct with employer, employee, vendor, and contractor. The RPA's increased knowledge and practical personnel management techniques help **YOU SAVE MONEY** by reducing turnover.

8. STABILITY – The RPA understands a property's life cycle: conceptualization, development stabilization, modernization or rehabilitation and demolition. Fundamental knowledge of structural design, property analysis, and real estate values helps the RPA to **SAVE YOU MONEY** by maximizing return on investment in each phase of the cycle.

9. MARKETING RESULTS – The RPA knows all the knowledge in the world won't help **YOU SAVE MONEY** if you can't keep the building full of tenants. Therefore, the RPA is well-versed in marketing strategy, property analysis and survey, lease documents and negotiation, tenant renewal, and the turnaround of troubled properties.

10. ROI – When you invest in education for your property managers, you gain a step by step approach to effective management. **YOU SAVE MONEY** as the RPA education program creates enthusiasm and job satisfaction that translate into increased efficiency for your properties.

The Real Property Administrator (RPA) program: your manager gets the education – you get the benefit! Call BOMA Newfoundland & Labrador today, (709)722-8765.