



Century Pacific Group, Inc. (CPG) is a premier real estate investment management firm headquartered in Los Angeles, California. We provide both multifamily and commercial real estate owners and investors with comprehensive property management and brokerage services.



The CPG difference.

As owners and investors ourselves, we recognize our success depends on helping our clients meet their specific real estate investment goals. CPG's innovative approach allows us to deliver superior real estate management skills balanced with value pricing. For example, our pre-negotiated vendor discounts allow each client to benefit from the combined purchasing power of ALL of our clients. This is just one of the many innovative tools we have in place to deliver more value for the real estate investor.

The principals of CPG bring not only traditional real estate experience to our clients, but also over 30 years of successful investment banking, sales, marketing, and operations experience from a variety of Fortune 50, Big 5 consulting, and emerging growth companies to protect our clients' investments from BOTH a real estate and business management perspective.

Why do successful real estate investors choose CPG for their management needs?

CPG has the training and experience to free investors from worry. Our job is to deal with issues and problems to maximize the investor's potential investment return. Our knowledge of real estate economics and the discrete application of that knowledge to each real estate investment are the keys to our success in managing income properties.

Financial Planning/Management

Targeted plan for your investment success.

Whether large or small, a good income property deserves a targeted financial and management plan tailored to your specific investment objectives. This management plan will outline proposed rental increases, capital improvements, expenses, and other valuable financial information.

To build your investment future while giving you peace of mind, CPG will:

- Prepare annual budget for your property(s).
- Submit to owner complete monthly detailed statements of all cash received and disbursed along with delinquencies and tenant profiles.
- Supervise and control payments of all funds received and disbursed.
- Provide on-going counseling for highest and best use of property.
- Submit timely payment of mortgages and taxes.
- Prepare comprehensive financial reports.

Leasing

Keeping your investment property profitable.

We share the common goal of making your income property as financially productive as possible.

To maximize your opportunity for profits, CPG will:

- Fill vacant property quickly to gain maximum occupancy and income to you.
- Set rents correctly to maximum occupancy income for you.
- Carefully screen tenants, including a thorough credit check and review of other references.
- Establish and fully explain the policies and procedures involved in renting or leasing your property.
- Handle all tenant requests and negotiations and ensure compliance by tenants with provisions of their respective leases.
- Administer lease renewals, renegotiations, and when necessary, evictions.
- Counsel you on a regular basis, keeping you fully informed of the total management picture of your property.

Maintenance

Maintaining your property keeps it productive.

The future value of your real estate investment depends upon maintaining its overall physical condition.

We make a point of keeping income properties at their competitive best. CPG will:

- Pre-negotiate discounts with a group of certified preferred vendors to ensure high quality, quick turnaround and reasonable rates for our clients.
- Regularly inspect properties to make sure everything is in order, providing you with a detailed report.
- Hire, supervise, and terminate all independent contractors and employees required for the operation of the property.
- Supervise maintenance and arrange for alterations and improvements as may be required.
- Recommend and supervise improvements to keep the property competitive and at it's income-producing best.
- Administer preventative maintenance schedules to avoid costly emergencies.

Regulatory Compliance

Being informed protects you and your assets.

One of the many challenges of managing real estate investments effectively is keeping up with the many changes in government compliance issues on the Federal, State, and Local level.

To protect you, CPG will:

- Stay abreast of constantly changing landlord regulations and provide guidance.
- Recommend, place, and administer liability coverage if requested by owner.
- Ensure Equal Housing compliance.
- Ensure ADA compliance.
- Ensure Proposition 65 compliance.
- Handle escrow requirements.
- Minimize liability.

It all adds up to a bright investment future.

Isn't it time you put Century Pacific Group to work for you? Whether you currently own or are interested in acquiring income property, call us at **1-866-CPG-4600** for an appointment to discuss your needs. Let's talk real estate investing and property management and discuss what we can do for you.

