



Web-Based, ASP Hosted, Enterprise Class Property Management Software



HUD Section 8 And RD-515

Management Abilities



Dear Property Manager,

Property management software is becoming more and more complicated and loaded with more features than ever before. Chances are you are using or have seen software that has a complicated and confusing interface crammed with icons, tabs, buttons, dropdowns, shortcuts, etc. You must see the MultiSite interface we can lower your training and support costs dramatically.

We have all the features that you would expect from an Enterprise Software Management System. After you see our interface you will realize that other software is just piling more icons when they add features or are forced to completely change their interface when the screen gets so full of stuff that they just can't fit anything else on the screen. This adds to re-training costs and mistakes. Does your software fit into this category? Please come and see our simple interface and why training and technical support bills will be lower than ever.

MultiSite Screen Designers listened and watched users doing their work. We found that people relate to a software interface differently than software designers. With our interface:

- Users can perform most actions with one or two mouse clicks or keyboard actions.
- Our users require much less training than our competitors.
- Our screens and forms are designed by the requirements of the task not the screen real estate.
- Users learn quickly and can do their job more efficiently.

Our designers also listened to our customers who efficiently carve up management tasks between central office and scattered properties. A single owner/manager does everything. A larger management company might split out functions that can lower overall costs by central office data entry clerks. You can now mix and match a combination of central office and site work on a property-by-property basis. Our combination of Modules and Task Groups allow superior flexibility and lower overall management costs.

Sincerely,

Tent aurence

Brent Lawrence MultiSite Systems, LLC



COMPANY OVERVIEW

MultiSite Systems, LLC is based in Jamestown, North Carolina. Our company began in 1995 as a partnership with a large property management company in Greensboro, North Carolina. In 2005 MultiSite has gained the shares of that management company and are independently owned and operated.

We knew we needed software that could manage multi-family, conventional, Affordable Housing, Rural Development RD515, HUD Section 8, diverse Tax Credit, HOI and commercial properties. We designed our product from the ground up to manage the broad spectrum of properties in their diverse portfolio.

Our product started as a central management tool. The central office performed the AP, Cash Management, GL, Compliance and Tenant account receivables while the sites kept the properties maintained and occupied. This style of management provides many economies of scale that make it attractive for larger companies. Training of site personnel is also easier because site managers are not required to learn property management software or become part-time accountants.

As MultiSite Systems grew, customer demand transformed MultiSite into a site based management solution, as well. Today, our system is a flexible tool that can manage a diversity of properties, from sites to central managed offices. In response to your needs, we have adapted it to almost any combination of site based and central management styles.

MultiSite hosts our software in one or more secure datacenters easily available to you via the Internet pipeline or other communication delivery systems. We take care of the security, backup and application upgrades so you can do what you do best. Your data is stored in a MSSQL database and automatically incrementally backed up every 15 minutes. You can access your data 24/7 with any computer with an Internet connection. We contract on a subscription basis and we will never ask for an upgrade fee. We know computers and you know Property Management and that is a good relationship.





KEY BENEFITS FOR PROJECT BASED SECTION 8

- HUD & RD-515 Management control from beginning to end.
 - One fully integrated software means one data entry and complete view and control across your managed properties.
 - Supports "Mixed Bag" of subsidized and non-subdized properties. Mix and match subdized, conventional housing, and commercial properties. Yes you can even mix commercial units on your subdized properties.
 - Mass Gross Rent Changes for both HUD and RD at same time.
 - Enter 50059 certifications that build 3560-8 certs.
 - Assign or un-assign RA Slots if not 100% HUD property.
 - Project Worksheet 3560-29 and Mortgage tracking for Notice of Payment Due.
 - MINC Industry Interface supported. Central Office compliance can manage compliance and transmit for all properties or manage at regional or local property.
 - o Build 202C HAP, Special Claims, Misc Adjustments and transmit via iMAX.
 - Over 1,700 reports and letters available as well as your custom letters and reports means you can standardize all your correspondence. User reports are set by your security settings.
 - Integrated AP, Maintenance & HUD Chart of Accounts for audit tracking your budget expenditures.
 - Tracking begins at the Traffic/Prospect to Applicant to Tenant Move outs.
 - Wait lists maintained automatically.
 - Applicant Pre-Certifications.
 - o All document types: leases, mail merged letters and blank Verification forms.
 - o Restrictions and Unit Types managed according to security rights.
- 50059 Data Entry Automatically builds RD 3560-8 or enter if not 100% HUD
 - One screen data entry for HUD SEC 8, RAP & PRAC, Housing Authority, TC Section 42 LIHTC, USDA Section 515 and HOME Tenant Income Certifications. Users do not have to drill down to Properties, Units, and tenants then household members to enter Assets, Incomes and Expenses. The TIC's are entered on one screen. Enter the primary TIC and all other TIC's are generated automatically.
 - Full Crosschecking for all affordable types. Enter one TIC and any other affordable program TIC's are automatically tested and created and available to print.
- HUD and HUD Reporting
 - Next Cert Dates
 - o 30-60-90-120 day notices printed in mass.
 - Tenant Subsidized Statisitics
 - Waiting List.
 - o Excess Income
 - HUD 50059 Sec 8, 202 & 811 PRAC, RAP, Sec 236, Mixed eligibility prorations. Annual Notice and all other HUD related forms.
 - o 3560-7 Budget Report, with on screen building and editing.
 - o 3560-7 detail printout by line items for auditing purposes



MultiSite has everything the owner, central office, regional managers and property managers need to visually and tactically keep your properties in compliance with most subdized and non-subdized programs. Call us today for more information or a live demo.

HUD PROJECT BASED SECTION 8 SCREEN VIEWS

Current Certifications

Unit	Lessee	Eff Date	Next 59	L6a	L6b	TTP	Rent	Utility	Assistance	Trans	Marked for	Base Line
23-01A	ALFREDIA	01/01/2009	10/01/2009	0	3	\$181.00	\$125.00	\$0.00	\$376.00	\checkmark	~	
23-01B	SHELLI GICA	03/01/2009	03/01/2010	4	0	\$178.00	\$122.00	\$0.00	\$379.00	V	V	
23-01C	PEARLE ZIDE	01/01/2009	08/01/2009	0	3	\$253.00	\$197.00	\$0.00	\$304.00	4	V	
23-01D	BURCHESS	01/01/2009	10/01/2009	0	3	\$117.00	\$61.00	þ	\$440.00	V	V	
00.045	TERRUPUERURA	01.101.10000	05 104 10000			44.00.00	4440.00	+0.00	4000.00		—	

Certification History

UnitID	Eff Date	L6 Action A	L6 Action B	T.Rent	Subsidy	U.Reimburse	Transmitted
23-01B	03/01/2006	1	0	\$126.00	\$361.00	\$0.00	V
23-01B	03/01/2007	4	0	\$132.00	\$355.00	\$0.00	_
23-01B	03/01/2008	4	0	\$136.00	\$351.00	\$0.00	V
23-01B	01/01/2009	0	3	\$131.00	\$370.00	\$0.00	V
23-01B	03/01/2009	4	0	\$122.00	\$379.00	\$0.00	\checkmark

Transmissions

Voucher Period	Date Stamp	Time Stamp	User ID	Path File Name
052009	04082009	162705	brent_jb	m:\MultiSite\HUD\TRACS\
052009	04082009	162649	brent_jb	m:\MultiSite\HUD\TRACS\
052009	03292009	094317	brent_jb	m:\MultiSite\HUD\TRACS\
042009	03122009	101137	brent_jb	m:\MultiSite\HUD\TRACS\
042009	03092009	103313	brent_jb	m:\MultiSite\HUD\TRACS\
042009	03092009	103257	brent_jb	m:\MultiSite\HUD\TRACS\
032009	02092009	152137	brent_jb	m:\MultiSite\HUD\TRACS\
032009	02092009	152023	brent_jb	m:\MultiSite\HUD\TRACS\
00000	01202000	151512	skuu	MultiGital ULIDATEACCA

	Tenants in selected Transmission											
Unit	Lessee	Eff Date	Next 59	L6a	L6b	L7a	TTP	Rent	Utility	Assistance	Trans	BaseLine
23-05A	KELSIE	03/31/2009	01/01/2010	11	11	1	\$649.00	\$649.00	\$16.00	\$584.00	V	
23-05B	LOIS WOLFF	03/31/2009	08/01/2009	11	11	1	\$649.00	\$649.00	\$56.00	\$624.00	V	
23-05C	HANNELORE	05/01/2009	05/01/2010	4	0	1	\$377.00	\$296.00	\$0.00	\$272.00	2	
23-05D	MARGUERITE	05/01/2009	05/01/2010	4	0	1	\$95.00	\$14.00	\$0.00	\$554.00	V	
23-06A	BRYON DAVE	05/01/2009	12/01/2009	5	0	1	\$116.00	\$50.00	\$0.00	\$477.00	v	
23-06C	KESHIA FAZZIO	04/01/2009	04/01/2010	4	0	1	\$170.00	\$104.00	\$0.00	\$423.00	V	
23-06D	KARREN	04/06/2009	04/01/2010	1	0	1	\$205.00	\$139.00	\$0.00	\$388.00	2	
23-08C	CLARITA	05/01/2009	05/01/2010	4	0	1	\$170.00	\$104.00	\$0.00	\$423.00	V	
23-11C	CAROLINE	04/01/2009	04/01/2010	1	0	1	\$155.00	\$89.00	\$0.00	\$438.00	~	

30-60-90-120 Day View

Next 59	Unit	Full Name	MI Date
07/01/2009	23-09C	COAST, DANYEL	07/14/2005
08/01/2009	23-01C	ZIDE, PEARLE	08/29/2005
08/01/2009	23-04A	LAHAR, MILAGROS	08/01/1988
08/01/2009	23-09A	JURY, EDGARDO	08/05/2006
09/01/2009	23-04B	TAAFFE, NATHANIEL	09/25/2008
09/01/2009	23-10C	PEROZO, TIFANY	09/30/2008
09/01/2009	23-11D	HAAN, ABBIE	09/12/2008
10/01/2009	23-01A	TURLEY, ALFREDIA	10/17/2008

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HAP Voucher History

Voucher Period	Units	L10	.1 Amt Re	a L10_2 Adj	Reg	L10_2 Amt	t Req	L10_5 TSubsidy	Marked for	Transmitted	Hud
052009	25		\$10,581.0)0	0	ş	\$0.00	\$10,581.00	\checkmark	\checkmark	
052009	31		\$11,898.0)0	0	ş	\$0.00	\$11,898.00		V	
042009	26		\$11,187.0	00	4	(\$36	(00.9	\$10,818.00	\checkmark	\checkmark	
042009	30		\$11,307.0)0	1	\$62	27.00	\$11,934.00		V	
032009	27		\$11,849.0	00	- 27	\$1,86	66.00	\$13,715.00	\checkmark	\checkmark	
032009	29		\$10,780.0)0	- 30	\$1,99	98.00	\$12,778.00			
022009	26		\$11,159.0)0	4	(\$25	3.00)	\$10,906.00	\checkmark	\checkmark	
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UnitID	Name	L10	L11a	L 11b		L 12a	L 13	L14a Requested	Adjustment	Description	
23-05C	SOLES, CANDACE				0	5/01/2010		\$272.00		23-05C Sec8 Sub	sidy
23-05D	LLOYD, MICHELE				0	5/01/2010		\$554.00		23-05D Sec8 Sub	osidy
23-06A	KINLAW, TAMMY				1	2/01/2009		\$477.00		23-06A Sec8 Sub	sidy
23-06B	MIDYETTE, AMBER				0	3/01/2010		\$427.00		23-068 Sec8 Sub	isidy
23-06C	BALDWIN, PATRICIA				0	4/01/2010		\$423.00		23-06C Sec8 Sub	sidy
23-08A	RIVERS, SHIRLEY				0	4/01/2010		\$209.00		23-08A Sec8 Sub	isidy
23-08B	BARNETT, DIANA				0	6/01/2009		\$513.00		23-08B Sec8 Sub	isidy
23-08C	SILVAS, BARBIE				0	5/01/2010		\$423.00		23-08C Sec8 Sub	isidy
22.00D	ACUED DDITTNEY			1	0	1.01.2001.0		#ED4.00		100.000 CTT0 CTF	

iMAX Transmitter

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General Parameters		
Outbox Dir	C:\iMax\THICK W00DS\0utbox\	
		Total File Count: 8
Transmitted Dir	C:\iMax\THICK WOODS\Transmitted\	
		Total File Count: 3
Inbox Dir	C:\iMax\THICK WOODS\Inbox\	
		Total File Count: 10
Download New M	essages Upload New Files	Exit
CC: 23- Webse	rvice Url: https://www21.hud.gov/IMAX-V	V5/access .:

The iMAX transmitter is automated and only asks you to Upload or download new files. You can, alternatively, set to upload/download by date range. The form also can display multiple languages. You can view/print your Inbox, Outbox and Transmitted Boxes.

You can log directly on the to iMAX Secure Login from MultiSite.



On-Screen Data Entry Form (partial view)

Mbr. No.	14.a. Last Name of Pamily Member	т 14.Ъ	. First 81	Letters of First		l.c. L.I.	15. Relationship to Head of Household		16. Sex	17. Date of Birth	18. Age	Status Code
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4	A	EC							F	oster Children		0
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6	A	EC								umber of Poster Chil Sttendants	dren and	
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If the I 26. s. T If the I 27. IMP HUD -app and mult 6 38. Mbrl	(Read instruction ype of Assets otal in Column 26.c. exceeds \$5,000, UTED INCOME FROM ASSETS: proved Passbook Rate here ply the I otal in Item 26.c. by that rate 28. INCOME (Read instructions 28.a. Care) 28.b. Employment 2	TOI Complete Item 27, Of TOItem 28. Enter the c.	A Contrast C	s c.Bart) 26. c. Cash Value of 0 0 0 0 0 0 0 0 0 0 0 0 0	26. d. Actua Yearly Incon from Assets		ADJUSTED INCOME 36. Allowance for Dependants (Item 25 × \$480) \$ 37. Child Care Allowance 8 \$ 38. 3% of Annual Income (.03 x Item 31). \$ \$ 38.a. Total Handicappe Assistance Expenses \$ \$ 39.b. Allowance for Handicap Assistance (Bee Instructions). \$ \$ 40.a. Total Medical Expenses (Elderly Household Only) \$ \$ 40.b. Allowance for Medical Expenses (see instructions) \$ \$ 41. Elderly Household Allowance (see instructions) \$ \$ 42. Total Allowances (Add \$ \$		9 43 41 43 41 44 42 44 43 44 44 44 42 44 43 44 44 <t< td=""><td>SUBSIDY INF See Tester </td><td>ORM. (Cliess 9 1 heet 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>ATION 0 39% ✓ 30% E 169 113 0 388</td></t<>	SUBSIDY INF See Tester 	ORM. (Cliess 9 1 heet 1 1 1 1 1 1 1 1 1 1 1 1 1	ATION 0 39% ✓ 30% E 169 113 0 388
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If the I 26. s. T If the I 27. IMP HUD -app and mult 6 38. Mbrl	(Read instruction ype of Assets otal in Column 26.c. exceeds \$5,000, DIED INCOME FROM ASSETS: proved Passbook Rate here ply the Total in Item 26.c. by that rate 28. INCOME (Read instructions: 28.a. Care 28.b. Employment 2	complete Item 27, Ot TO Item 28. Enter the c. USE ANNUAL AMO s before completeing 38.c. Social security,	2 2 this Chart	s cibart) 26. c. Cash Value of Assets 0 0 0 0 0 0 0 0 0 0 0 0 0	26. d. Actual Yearly Incon from Assets		ADJUSTED INCOME 36. Allowance for Dependants (Item 25 × \$480) \$ 37. Child Care Allowance 8 \$ 38. 3% of Annual Income (.03 x Item 31). \$ \$ 38.a. Total Handicappe Assistance Expenses \$ \$ 39.b. Allowance for Handicap Assistance (Bee Instructions). \$ \$ 40.a. Total Medical Expenses (Elderly Household Only) \$ \$ 40.b. Allowance for Medical Expenses (see instructions) \$ \$ 41. Elderly Household Allowance (see instructions) \$ \$ 42. Total Allowances (Add \$ \$	481	9 41 41 41 41 41 41 42 43 44 45 46 47 47	SUBSIDY INF See Tester See Tester S. WELFARE RENT S. WELFARE RENT S. HCDA percentage eave blank if BMIR 9. HUD-50059 Works red (See Instructions) 9. HUD-50059 Works red (See Instructions) 1. OTAL TENANT AVDENT (ITP) 1. TENANT RENT 3. ASSLISTANCE AVMENT (line 46 min re 50). 4. Percentage of direct Income Char 5. Did the 1983 HURF	ORMA rections 9 1 heet 1 1 1 1 1 1 1 1 1 1 1 1 1	ATION 293 293 293 293 0 169 113 0 388 30 2 288 30 2 × × × × ×

This form is easy for users to fill out because you enter data directly into a computer version of the actual form layout. All calculations except entry of income and assets are done for the user. Recertification's can be entered very, very quickly.

If a property is a mixed subsidy property the other subsidy TIC's are automatically updated with the HUD 50059.



Transmission History

	C Code	Apart Name					User				
	6-	Cool Apartments					brentdemo				
	51-	Dizzy Duke Apart	ments				brentdemo				
	27-	The Palms			brentdemo						
	12-	Hilltop Apartment:	s		brentdemo						
	7-	Still Spring Aparti	ments				brentdemo				
	28-	The Hitchin Post					brentdemo				
	14-	Age Old Apartmer	nts				brentdemo				
	37-	Brents Apartment	s				brentdemo				
	23-	Thick Woods					brentdemo				
	38-	Top Of The Mark					brentdemo				
	22-	Winter Apartment	s				brentdemo				
	24-	Pages Apartment	s				brentdemo				
	52-	The Bats					brentdemo				
	30-	Your Place Aparti	ments				brentdemo				
	7-	Still Spring Aparti	ments				brentdemo				
	7-	Still Spring Aparti	ments				brentdemo				
	7-	Still Spring Aparti	ments				brentdemo				
	7-	Still Spring Aparti					brentdemo				
	18-	Lakeview Apartm	ients				brentdemo				
	10			Шл							
		Transmit Cert Details									
	UnitID	RD Unit #	Eff Date	Cert Type	Full Name	Confirmed	User				
	18-109	109	01/01/2009	R	Martin, Linda	V	brentdemo				
1	18-108	108	01/01/2009	R	SONKIN, CHI		brentdemo				

RD- 515 SCREEN VIEWS

Current Certifications

	Unit	Full Name	Eff Date	Next Cert	Cert Type	TC	UA	US	Trans	Marked for
•	7-01A	GALE ? KUBIS	09/01/2008	09/01/2008	R	\$0.00	\$83.00	\$24.00	\checkmark	~
	7-01B	JOHNNY N	10/01/2008	10/01/2009	R	\$70.00	\$83.00	\$0.00	V	
	7-01D	GARFIELD R JOEL	04/01/2009	07/01/2009	R	\$36.00	\$83.00	\$0.00	V	×
	7-02A	ERNIE W	08/01/2008	08/01/2009	R	\$103.00	\$83.00	\$0.00	V	
	7-02B	TYRON K	03/01/2009	06/01/2009	R	\$197.00	\$83.00	\$0.00	¥	~
	7-02C	SACHA C BOOK	07/01/2008	07/01/2009	1	\$1.00	\$83.00	\$0.00	V	
	7-02D	DELCIE W	08/01/2008	08/01/2009	R	\$340.00	\$83.00	\$0.00	V	×
	7-03A	JEANMARIE S	04/01/2009	01/01/2010	R	\$0.00	\$83.00	\$24.00	V	
	7-03B	MAEGAN D	12/01/2008	12/01/2009	R	\$445.00	\$83.00	\$0.00	¥	~
	7-03C	HIRAM ? ZIPPE	08/01/2008	08/01/2009	R	\$115.00	\$83.00	\$0.00	V	
	7-04A	DANILO ?	08/01/2008	08/01/2009	R	\$104.00	\$83.00	\$0.00	V	×
	7-04B	LICHAK J	02/01/2009	02/01/2010	R	\$151.00	\$83.00	\$0.00		
	7-04C	MICHAELA L WINT	10/01/2008	10/01/2009	R	\$104.00	\$83.00	\$0.00	V	×
	7-04D	KRUMBHOLZ.	05/01/2008	05/01/2010	B	\$359.00	\$83.00	\$0.00		V

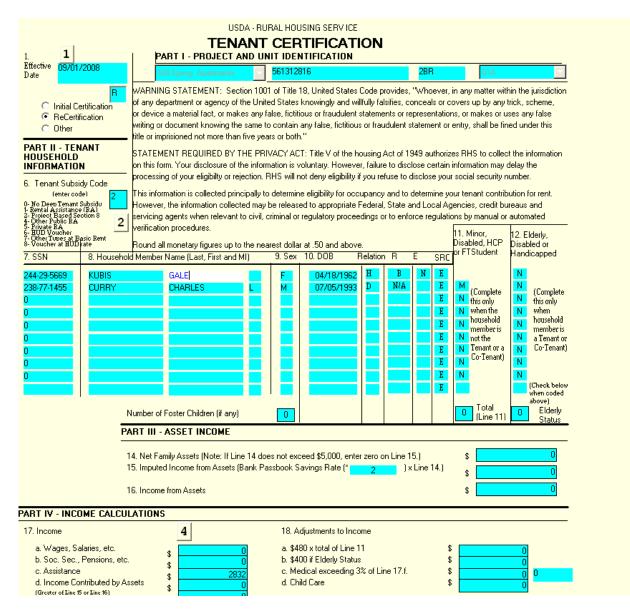


Certification History

	Eff Date	Cert Type	Unit Type	Unit ID	Util Allow	NTC	Transfer To Unit	RA EffDate
	09/01/2001	R	3BR	7-10C	\$89.00	\$178.00		01/01/2599
	09/01/2002	R	3BR	7-10C	\$89.00	\$178.00		01/01/2599
	10/01/2002	Т	2BR	7-10C	\$78.00	\$156.00	01A	01/01/2599
	09/01/2003	R	2BR	7-01A	\$87.00	\$174.00		01/01/2599
►	09/01/2004	R	2BR	7-01A	\$87.00	\$174.00	?	01/01/2599
	09/01/2005	R	2BR	7-01A	\$87.00	\$174.00		01/01/2599
	09/01/2006	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
	10/01/2006	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
	09/01/2007	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
	11/01/2007	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
	09/01/2008	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599



On-Screen Data Entry Form (partial view)



This form is easy for users to fill out because you enter data directly into a computer version of the actual form layout. All calculations except entry of income and assets are done for the user. Recertification's can be entered very, very quickly.



3560-8 Rental Assistance form for "Tenant Assistance Codes" not on full RA Assistance Type 2

🛱 Rental Assistance	Form		
File			
From Certification NTC Basic Rent L28 RA Amount RD RA Amount Sec8 RA Amount Sec8 NP RA Amount Private Special Rent Incentive LIHC Supplement Overage Utility Subsidy Month To Month Fee Pet Monthly Fee Premium Rent Tenant Rent Payment	0 C 631 C 0 C 0 C 0 C 0 C 18 C 0	Discount Cleaning Discount Clubhouse Discount Clubhouse Discount Common Area Discount Leasing Discount Maintenance Discount Maintenance Discount Manager Discount Manager Discount Model Discount Model Discount Other Rent Discount Security Marketing Concession Balance to Basic Rent RD Form NTC entry Discounts	
		1	
Clos	e		Save

This form is filled out if the tenant is receiving assistance other than RD-RA. Properties with more than one subsidy will use this form to divide RA into the proper slot.

If a property is a mixed subsidy property the 3560-8 is automatically updated with the rental assistance information from the controlling Tenant Income Certification.



Transmission History

00	C Code Apart Name						User
6-	Cool Apartments						brentdemo
51-	-	Dizzy Duke Apartments					brentdemo
27.	-	The Palms					brentdemo
12-	-	Hilltop Apartments					brentdemo
7-		Still Spring Apartments					brentdemo
28-	-	The Hitchin Post					brentdemo
14-	-	Age Old Apartments					brentdemo
37-	-	Brents Apartments					brentdemo
23-	-	Thick Woods					brentdemo
38-	-	Top Of The Mark					brentdemo
22-	-	Winter Apartments					brentdemo
24-	-	Pages Apartments					brentdemo
52-	-	The Bats					brentdemo
30-	-	Your Place Apartments					brentdemo
7.		Still Spring Apartments					brentdemo
7.		Still Spring Apartments					brentdemo
7-		Still Spring Apartments					brentdemo
7-		Still Spring Apartments					brentdemo
18-	-	Lakeview Apartments					brentdemo
10							
	Transmit Cert De						etails
Uni	itID	RD Unit #	Eff Date	Cert Type	Full Name	Confirmed	User
	109	109	01/01/2009	R	Martin, Linda	V	brentdemo
🥒 <mark>18-</mark> 1	108	108	01/01/2009	R	SONKIN, CHI		brentdemo

We have a lot more to show you, please contact us today for information or a painless online demonstration.



FINAL NOTE:

For your convenience we have tried to limit the information in this paper. By limiting the scope of each information paper we are able to display large readable screenshots and with a minimum number of pages for you to print out. We also provide information papers regarding our integrated abilities for other affordable housing, conventional and commercial properties and mixed properties.

Thank you for giving us this opportunity to show off our Rural Development Abilities.