

# MIXED-USE



## We have experience managing more than 5,700 urban units and mixed-use developments.

### MERIT

Property Management, Inc.

*"At Opus West, we appreciate the expertise, efficiency and commitment MERIT has demonstrated with our high-rise condominium projects. The superior product is vital to the community association's success in meeting the ongoing demands of maintenance and operations."*

*Matt Montgomery  
Past Director of Real Estate  
Development, Opus West  
Corporation*

Residents of today's urban communities expect much more than a living and retail environment that is convenient to their workplace. Their choice to live and shop in an urban development is driven as much by an attraction to a quality lifestyle as it is by location. We understand the unique needs, desires and motivations of urban residents and patrons of mixed-use developments. And, we understand the kind of service that is expected.

With years of experience in meeting the unique management needs of urban living communities and mixed-use developments, we have the specialized expertise to provide your community with the quality of life and environment your residents and patrons require. We partner with each mixed-use entity to manage the development with ease, while working with board members who represent both the mixed-use and retail components as well as the association.

#### **You can depend on our expert oversight on a full range of mixed-use development and community amenities.**

- Building operations and maintenance of such mechanical systems as: complex HVAC systems with cooling towers, water heating systems, high-speed elevators and subterranean parking garages.
- Skilled budget analysis and financial planning with accuracy and accountability specific to urban communities with separate cost center accounting and financial statement services for each entity in the mixed-use development.

- Experience with exterior building maintenance and maintenance responsibilities of all parties within mixed-use development as well as managing and maintaining parking structures, partnering on retail unit maintenance and city owned public parks.

#### **Our goal is to live up to our promises, meet your expectations and develop a lasting partnership with your community.**

Meeting your expectations is our primary goal. We like to listen. We believe in asking you questions—because all successful solutions require a full understanding of the specific issues and objectives at hand. This open communication guides us to adapt to your special needs.

For many of our communities we're more than a business partner; we've become a part of their life. With nearly three decades of long-lasting partnerships, our success is directly linked to doing our job responsibly while communicating and building relationships along the way.

When you choose MERIT as your community management partner, you'll work with a company that has been built on the tradition of serving unique communities like yours... and has the successful track record and client testimonials to prove it.

MERIT is part of FirstService Residential Management, a subsidiary of FirstService Corporation.

1 800 428 5588

[www.meritpm.com](http://www.meritpm.com)