

The Reliant Advantage

Reliant Real Estate Services is a full-service property management company serving Wisconsin and Minnesota. Headquartered in La Crosse, Wisconsin, our firm was founded on the philosophy that reliable, innovative and distinctive property management skills will give us the edge in providing the most effective and efficient management services for our clients and tenants.

With over twelve years of experience managing commercial and residential real estate assets, President and Founder Aaron Wickesberg has guided real estate professionals to position each client investment for maximum returns. Reliant's team has a reputation for creating value for real estate investors by strategically increasing occupancy rates, controlling property expenses, and developing ancillary income opportunities.

More than experience alone, Reliant understands the importance of continuing education. With one of the most prestigious real estate management credentials, Mr. Wickesberg has been accredited the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management (IREM®). Real estate professionals who receive the CPM® designation meet education, experience and credentialing requirements set forth by IREM®. Time and time again, owners and investors turn to CPM® professionals like Mr. Wickesberg for their comprehensive management expertise and ethical standards.

The industry experience and commitment to education makes Reliant Real Estate Services the leading property management company in the communities we serve. The quality and integrity we pride ourselves on can be found in every customer and client relationship we have. Meeting and exceeding your expectations is our commitment to the property management industry.



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La Crosse, WI 54601

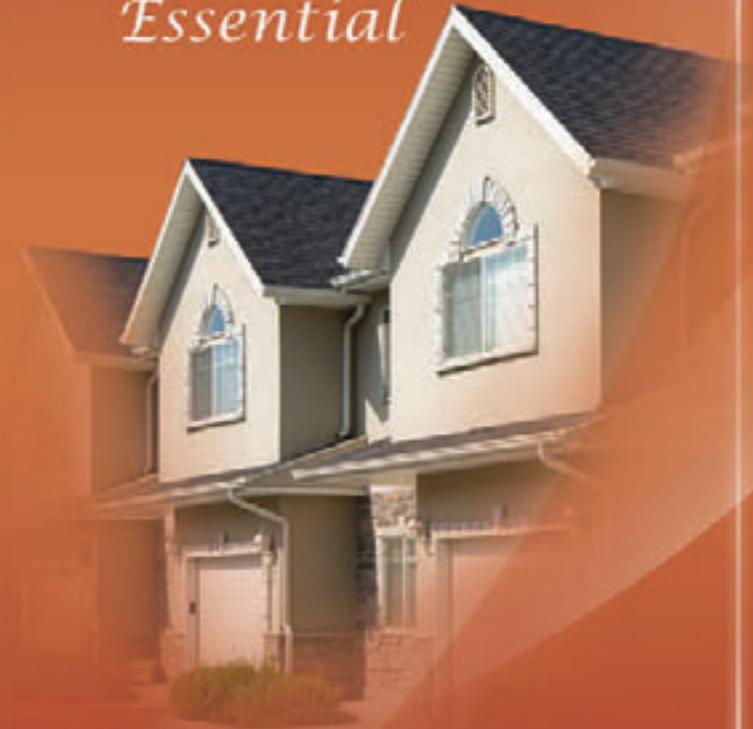
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www.reliantres.com



RELIANT
Real Estate Services

*Where
Excellence Is
Essential*



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RESIDENTIAL

At Reliant Real Estate Services, our management team specializes in single-family, duplex and multi-family residential property management. We provide landlords and real estate investors with limited to full-service property management packages tailored to individual property needs.

Our comprehensive management services include:

- Marketing and leasing
- Prospective tenant screening
- Lease renewal management
- Tenant conflict resolution
- Preventative and corrective maintenance
- Apartment turnovers

- Accounts receivable and payable functions
- Budgeting and financial analysis
- Monthly, quarterly and annual financial statements
- Vendor and contact oversight
- Eviction actions
- Routine property and unit inspections
- WI Rent Certificates and MN Certificates of Rent Paid (CRP)
- 24-hour emergency assistance

We believe that the foundation for maintaining a successful residential real estate investment is to have a sound management plan in place. This highlights why each Reliant management

proposal includes a management plan based on the goals and objectives set forth by the real estate investor.

All management plans are monitored with the industry's leading property management software. This software guarantees that Reliant can produce and deliver the most accurate accounting records and timely financial statements.

In the end, our clients turn to Reliant Real Estate Services for our commitment to integrity and ethical management practices. It is this philosophy that proves that every residential property in our management portfolio is in the hands of the best professionals in the industry.

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COMMERCIAL

The Reliant Real Estate Services team of property management professionals specializes in maximizing returns for real estate investors of all types of commercial property including retail centers, office buildings and downtown districts.

Agency Leasing

Earning successful returns on leased commercial property means more than filling space. It begins with a firm grasp of what kind of space the most desirable tenants want and what they will pay for it. This understanding is followed by a marketing and agency leasing strategy that will be executed to mix the best tenants at the best lease terms – and retain them for lasting value.

Whether you are an investor, developer or property management company, we will bring a strategic, proactive leasing approach to your commercial real estate assets so that you can focus on continuous financial growth.

Full-Service

Our innovative and rigorous commercial property management strategies help real estate owners reduce their operating costs and enhance property values—all while maintaining a superior environment for tenants. Our expertise in tenant satisfaction, maintenance management and energy conservation practices helps you provide tenants a place they are proud to call their long-term home.

Our team of experienced property management professionals will:

- Develop or enhance an operating budget
- Initiate or negotiate vendor and construction contracts
- Develop a property specific marketing plan
- Negotiate new and renewal leases
- Manage CAM assessments
- Supervise tenant build-outs
- Develop short and long-term capital improvement plans
- Position property for redevelopment

At Reliant Real Estate Services, we are guided by a commercial management philosophy that emphasizes proactive strategies, realistic goal setting and teamwork.