

Miller
Valentine
Group

Property Management

EXPERIENCE THE DIFFERENCE



Miller-Valentine Property Management

We think like owners because we are owners.

As a company with more than 50 years of knowledge and experience in building, owning and maintaining commercial properties, we understand the risks involved in investing in commercial real estate. Our primary goal is to maximize your property's value. Our team does this by implementing a variety of proven strategies that position your asset to achieve its highest possible return.

We are focused on third-party management.

Miller-Valentine has dedicated its future to servicing third-party clients. We currently manage more than seven million square feet of commercial space for all varieties of ownership structures—owner-occupied, investment and third-party ownership options. Using this experience, we can provide sound advice on what is most beneficial to you.

You have unique needs. We have unique answers.

We provide a broad spectrum of services capable of meeting your business goals—ranging from the basic essentials, such as reporting, rent collection and fulfilling your property's distinct requirements, to more complex solutions such as energy conservation. Our team has the experience and flexibility to design a program that best suits your needs. We will work with you to develop a unique management plan to effectively and efficiently manage and maintain your building.



Top: Two Prestige Place—Dayton, OH
Middle: Barclay Building—Dayton, OH
Bottom: Podiatry Associates of Cincinnati—Cincinnati, OH

On the Cover:
Paper Systems Inc.—Springboro, OH



Strong relationships equal continued success.

Miller-Valentine works to foster positive relationships between our team and your tenants, which minimizes turnover, reduces vacancy rates and leads to higher return on investment. Our team accomplishes this by doing regular site inspections and visits to your tenants. We aim to solve problems before they start.





Mission Point at WPAFB—Beavercreek, OH

Good business begins with good people.

Miller-Valentine recruits and maintains talented, innovative and experienced staff, focused on tenant and client satisfaction. In an effort to uphold our high standards for customer service, we survey our clients and tenants on our efforts every 12 to 24 months. We consistently score high on these surveys.

Our vendor relationships benefit your bottom line.

The size of our portfolio enables us to capitalize on discounts offered by a variety of vendors to secure competitive pricing that is passed on to our clients. We continually pursue partnerships that will benefit you.

Technology is the key to efficiency.

We use the latest technology solutions for accounting, reporting and communication. Our computerized maintenance tracking software allows us to streamline our maintenance services, creating greater operational efficiencies.

We are an advocate for “green” practices.

We believe in reducing energy consumption and increasing energy performance. We work with you to combine environmentally friendly practices while controlling costs by offering green cleaning products, recycling and energy-efficient air conditioning and electrical products.

We offer a full spectrum of real estate services.

Miller-Valentine brings the experience, expertise and resources needed to assist with all of your commercial real estate needs. From property management and maintenance to consulting, lease administration, asset management, and leasing and sales, we’re here to support your needs. Services include:

Accounting

- Rent Billing & Collection
- Client Ledgers
- Payables Processing
- Monthly Financial Reporting

Building Inspection & Maintenance

- Quality Control Inspections
- Supervision of All Building Services
- Computerized Maintenance Tracking
- 24/7 Emergency Response

Client Relationship Management

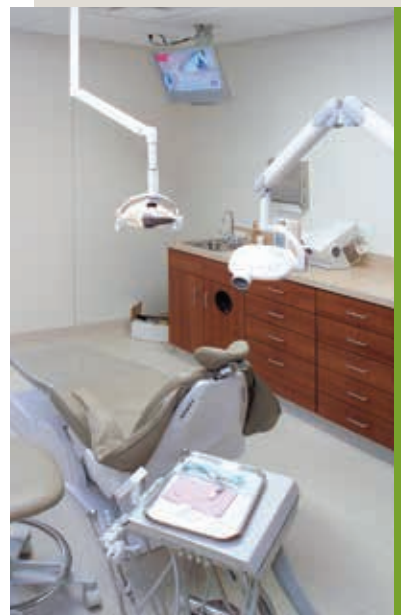
- Live Help Desk
- Prompt Response to Client Requests
- Regular Client Visits

Financial Management

- Budgeting
- Capital Planning
- Variance Reporting
- Contract Negotiations
- Cost Control



Supplier Inspection Services—
Moraine, OH



Medical Office Condos—
West Chester, OH

Miller-Valentine Group—Experience the Difference

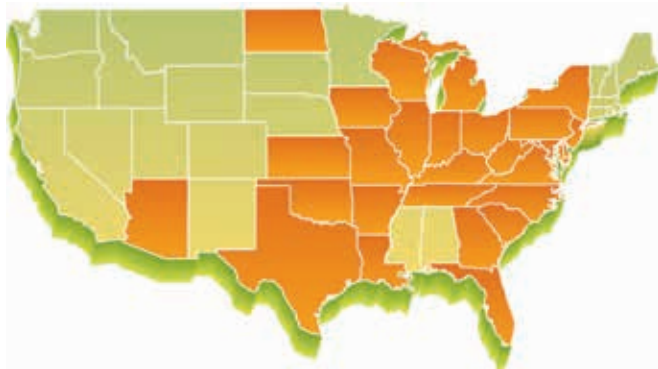
Miller-Valentine Group is a nationally recognized company that has successfully provided clients with commercial and multifamily construction, development, property management, brokerage (Dayton, Ohio) and finance solutions for more than 50 years.

We are committed to quality and integrity in all aspects of our business. Our team works to anticipate and understand our clients' needs and expectations to ensure they have an exceptional experience. This commitment has helped us build long-term relationships with our clients.



Miller-Valentine Expands National Presence

As Miller-Valentine expands into new markets nationwide, our goal is to continue providing the high-quality products, expert workmanship and services that our clients have come to expect for more than 50 years.



Our Project Locations Include:

Arizona	Iowa	New Jersey	South Carolina
Arkansas	Kansas	New York	Tennessee
Delaware	Kentucky	North Carolina	Texas
Florida	Louisiana	North Dakota	Virginia
Georgia	Maryland	Ohio	West Virginia
Illinois	Michigan	Oklahoma	Wisconsin
Indiana	Missouri	Pennsylvania	

Professional Membership Organizations



Accredited Management Organization



Building Owners and Managers Association



International Facility Management Association



Institute of Real Estate Management

**Miller
Valentine
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