

A large, light gray, stylized letter 'W' graphic is centered in the background. It is composed of four diagonal strokes that meet at a central point, creating a sense of depth and movement. The 'W' is partially overlaid by a horizontal gray bar at the top and another at the bottom.

THE  
VISION  
ADVANTAGE

# VREI INVESTORS

- **WE DON'T DO OUR OWN LEASING.** WE PARTNER WITH FIRMS SUCH AS COLLIERS INTERNATIONAL, CBRE, AND NAI, THE BIGGEST AND BEST IN THE BROKERAGE INDUSTRY, TO LEASE OUR BUILDINGS
- **WE DON'T DO OUR OWN CONSTRUCTION.** MOST WEST MI DEVELOPERS ALSO DO THEIR OWN CONSTRUCTION. THIS CAN LEAD TO HIGHER COSTS FOR BUILD OUT DUE TO NO BID SITUATIONS. VREI BIDS OUT ALL OF OUR PROJECTS, SAVING INVSTORS THOUSANDS OF DOLLARS, WHICH PROVIDES HIGHER NOI FOR OUR PROPERTIES
- **CLEAR MINDSET.** LONG TERM INVESTMENT AND VALUE ORIENTED MINDSET
- **ACCOUNTABLE.** ACCURATE AND TIMELY MONTHLY FINANCIAL REPORTS
- **NOI MAXIMIZATION.** REGULAR INCOME / EXPENSE AUDITS TO ENSURE NOI IS MAXIMIZED
- **LONG-TERM PLANNING.** DETAILED AND LONG TERM ASSET MANAGEMENT PLANNING FOR ALL PROPERTIES
- **CONSISTENCY.** REALISTIC AND CONSERVATIVE PRO FORMA'S FOR A MORE ACCURATE VIEW OF OUR INVESTMENT PROPERTIES.
- **FINANCING.** TIGHT KNIT AND LONG TERM BANKING RELATIONSHIPS ALLOW US TO GET THE BEST FINANCING AVAILABLE FOR OUR PROJECTS
- **BEST IN CLASS SOFTWARE.** WE UTILIZE ALL ASPECTS (PLUG-INS) OF YARDI (OVER 20,000 BUSINESSES USE YARDI) TO MONITOR AND DRIVE OUR REAL ESTATE MANAGEMENT
- **EXPERIENCE.** WE MANAGE OVER 1,000,000 SQ FT OF COMMERCIAL REAL ESTATE AND ARE JUST GETTING STARTED



# VREI TENANTS

- **INVESTING.** CONSISTENT CAPEX PLANS FOR EACH OF OUR BUILDINGS MEANS WE CONTINUE TO INVEST IN IMPROVEMENTS FOR OUR BUILDINGS
- **INVOLVEMENT.** WE HAVE EXPERIENCED REGIONAL AND ONSITE PROPERTY MANAGERS, FACILITIES MANAGEMENT, AND EXECUTIVE LEADERSHIP TEAMS TO MANAGE OUR ENTIRE PORTFOLIO. WE PROVIDE A HANDS-ON APPROACH TO STAY INTIMATELY INVOLVED WITH EACH PROPERTY
- **OPPORTUNITIES.** WE CONTINUE TO INVEST & DEVELOP IN PREMIER LOCATIONS FOR FUTURE EXPANSION AND RELOCATION OPPORTUNITIES
- **CUSTOMER SERVICE.** UNPARALLELLED CUSTOMER SERVICE IS OUR #1 PRIORITY. OUR CONSTANT COMMUNICATION HELPS US BUILD DEEP RELATIONSHIPS WITH EACH TENANT. ONLINE TENANT PORTALS ALLOW US TO PROVIDE TIMELY RESPONSES TO OUR TENANTS
- **EDUCATION.** THERE IS MANDATORY CONTINUED EDUCATION FOR ALL VREI PROPERTY MANAGEMENT STAFF

