



THE HABITAT COMPANY®
CONDOMINIUM MANAGEMENT



1 / Our History

“No project is only an investment in real estate. It is an investment in the future of the community and in the lives of the people who live and work there.”

Daniel Levin

You don't become a highly trusted condominium management company overnight. The right experience combined with the right people is how we've created exceptional communities and provided board members with the support and resources they need.

In the 1960s our Founder and Chairman Daniel Levin led the development of South Commons, an ambitious 28-acre urban renewal project on Chicago's South Side that changed the city in more ways than one. This mixed-use development created more than 1,500 residential units and commercial space.

Seeing the positive impact within the community, he went on to found The Habitat Company in 1971 as a way of

continuing the management principles demonstrated by South Commons. Since then, The Habitat Company has thrived and grown into a 700-plus member team with over \$2 billion in assets and more than 21,000 units in five states under management. We're especially proud that many of our buildings have become major landmarks.

Now, more than four decades later, we're proud to have successfully acquired 30 years of condominium management experience, all the while maintaining our high standards, legendary service and passion for providing remarkable living experiences.



2 / Our Difference

“We put our residents’ wants and needs first—always. Our job is to provide them with the resources and support necessary to make their vision for their home a reality.”

Habitat Team Member

If you want to foster unique residential communities, you have to start with a unique approach to managing them. This philosophy is what makes Habitat unlike other management companies—and we wouldn’t have it any other way.

In order to properly assist board members with meeting their goals and objectives, our hand-picked team of community managers focuses on understanding their specific needs, goals and vision. Every building is unique and therefore has unique challenges as well. For this very reason, The Habitat Company offers a comprehensive suite of services that includes highly customizable solutions. This enables us to not just meet the wants and needs of the community, but to do it in ways that are the most cost efficient and provide best practices.

We’ve even created several exclusive services such as our Coffee Conversations and Stewardship Program to help ensure we’re managing board expectations with regards to the services we provide and their overall vision. And our Automated Preventative Maintenance Program and Proprietary Accounts Payable Application both provide savings and operational efficiencies.

One of our hallmarks is providing personal, individualized attention to each of our associations. From regular meetings with managers and engineers to our monthly building inspections, we ensure that we have our finger on the pulse of the community at all times and are protecting your investment.

We pride ourselves on being your partner in creating the community you envision and enriching your quality of life. And while our experienced, well-established infrastructure ensures seamless management of operations and enables us to provide strategic guidance, we believe in collaboration and working alongside residents to identify issues and create a clear path for the future of the community.



3 / Our Promise to You

“We’re committed to giving residents options and helping them make the best choices for their properties and for themselves. It’s easier to enjoy life when you can trust that someone is managing the details.”

Condominium Manager

As a board member, you’ve been tasked with the important responsibility of governing your association, and our goal is to make your life easier. The Habitat Company provides the resources as well as the management and support necessary for volunteer board members to enjoy their living experience without additional burden or concern.

Whether it’s a primary or secondary residence, your home is also an investment. We provide comprehensive and completely transparent financial management for peace

of mind, helping to ensure stable financial conditions, substantial savings and confidence when planning for the future.

As you can see, what’s important to our residents is important to us. This is why we promise to provide consistent, open communication and flexibility while working side by side. Making sure we understand your vision and knowing how we can provide support is the best way for us to create a premium living experience.

4 / Our Services

“We have services that enrich our living experience, resources we couldn’t find anywhere else and the support of an organization that has provided us with opportunities we never could have seized on our own.”

Board Member

COMMUNICATION

Human Resources Services

By investing in our people, we’re able to not only build the strongest team possible, but also ensure that they meet the needs of our clients and residents.

Monthly Manager’s Meeting

This meeting is an open exchange of ideas between team members, where Property Managers obtain valuable information they’ll utilize at their assigned associations.

Quarterly Engineer’s Meeting

Our Director of Operations and Chief Engineers attend this forum where they can troubleshoot issues they may be facing at their assigned buildings with their peers, in order to identify alternative solutions.

Quarterly Recognition Program

This program enables us to foster and sustain a customer oriented environment and a better quality of life experience for our residence.

TRANSPARENCY

Yardi Board Access

Board members have access to our property management system, including financial information, accounts payable, vendor invoices and unit owner account summaries.

COST SAVINGS

Exclusive Partnerships With Industry Leaders

We bring you the best resources by partnering with industry leaders known for delivering the highest level of products and services.

Master Insurance Program

Our clients have experienced 25% to 50% cost savings over their existing premiums with our outstanding coverage and unmatched rates.

Volume Purchasing

Our size means a significant cost savings for you. We’re able to provide discounted rates on utilities such as gas and electricity to residents in the buildings we manage.

PROACTIVENESS

Proprietary Budget Programs

Annual operating budgets are created in our proprietary budget program that allows us to view and perform analysis of historical data.

Monthly Building Inspection

Each month Regional Managers, Managers and Chief Engineers jointly conduct building inspections to ensure the property is being maintained to the community’s standards.



Coffee Conversations

“The home should be the treasure chest of living.”

Le Corbusier

FOR MORE INFORMATION, CONTACT:

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HABITAT DEVELOPMENTS FROM LEFT:

Kinzie Park, Kingsbury Plaza, East Bank Club, Hubbard Place



THE HABITAT COMPANY™

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THE HABITAT COMPANY®

Protect. Preserve.

No two condominiums are alike, which is why The Habitat Company tailors its management approach to each individual condominium. We understand that in order to best serve our partners, our team must first identify each community's needs, goals and vision.

One of our hallmarks is providing personal, individualized attention to each of our associations. We pride ourselves on being your partner in creating the community you envision and enriching your quality of life.

And while our experienced, well-established infrastructure ensures seamless management of operations and enables us to provide strategic guidance, we believe in collaboration and working alongside the association to identify potential issues and create a clear path for the future. Monthly meetings with managers and engineers and regular building inspections, allow us to keep our finger on the pulse of the community and protect your investment.

Our management services cover everything your association needs to be financially sound, well-maintained, and well-served.

EXPERIENCE OUR COMMITMENT TO EXCELLENCE™

Customized Services, Exceptional Results

With more than 40 years of management experience, we can bring the right connections and resources to your association. Throughout Illinois as well as nationally, we've partnered with industry leaders who deliver the highest products and services to the buildings we manage.

Master insurance program

With Habitat, you get outstanding coverage and unmatched rates. Our clients have experienced 25% to 50% cost savings over their existing premiums.

Volume purchasing

As a larger, well-established management company, we're able to provide discounted rates on utilities such as gas and electricity to residents in the buildings we manage. Our size means a significant cost savings for you.

Automated preventative building and equipment maintenance (exclusive to Habitat)

Our fully automated preventive maintenance system ensures that all building systems are maintained according to manufacturer recommendations. This saves associations money by increasing the efficiency and longevity of major mechanical equipment.

Coffee conversations (exclusive to Habitat)

These monthly meetings with residents allow the community manager, supervisor and chief engineer to talk with unit owners in an informal setting to address issues and concerns. They've also proven to be an effective forum for residents to offer suggestions and provide additional feedback.

Stewardship program (exclusive to Habitat)

The Stewardship Program allows Habitat the opportunity to conduct one-on-one sessions with board members on a quarterly basis. This frequent dialogue ensures that we are managing board expectations with regards to the services we provide as well as the board's overall vision.

Proprietary accounts payable application (exclusive to Habitat)

Habitat has written a proprietary accounts payable application, Batch Manager™, that significantly reduces the time to process invoices. It improves the speed and accuracy of data entry, sends invoices directly to our property management system and fully automates the invoice approval process. This in turn allows the site staff to operate more efficiently and spend more time delivering services to unit owners.

Community Associations Institute Membership

We strongly believe in partnering with local associations that support the multifamily industry.

We value the affiliations we have earned with multiple housing organizations and constantly strive to gain and share knowledge with these groups, which we also incorporate in our everyday work at our communities.



Let's talk about your goals.

Call Diane White
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