

Enhancing Property Values
Improving Amenities & Services
Providing Cost-Effective Management



Our Expertise → Your Solutions

*Exclusive Manhattan Management
for Over 30 Years*





THE RUDD REALTY DIFFERENCE

> SERVING A WIDE RANGE OF PROPERTIES

We manage more than 70 properties, including co-ops, condos, rentals, mixed-use and commercial properties of all types and sizes throughout the borough of Manhattan.

> TEAM-BASED MANAGEMENT

Our team is experienced, available and responsive, and our Executive Team is involved with every one of our client properties. We are large enough to offer full services, yet small enough to get personally involved.

> FINANCIAL EXPERTISE

We will analyze your building's financial condition, including areas where revenue can be increased and expenses reduced. From underlying mortgage to reserve fund investments to capital improvement funding and special assessments, we do a complete review and make recommendations for affordability and sustainability.

OUR SERVICES INCLUDE

Monthly Financial Reports

We use the latest technology to allow boards to view reports securely online as soon as they are prepared.

Preventive Maintenance

We begin by conducting a complete physical analysis of the building, including the exterior, mechanical systems, public areas, individual units, and commercial spaces, and we continue to inspect on a regular basis. We monitor each building's physical plant and all work performed under maintenance contracts.

Long Range Financial Planning

We create an Action Plan for each new building we take on, which allows us to anticipate when buildings systems and equipment will need attention. We then create a strategy for financing repairs or replacement and work that into the budget going forward.

Annual Budgets

Our property managers take an active role in preparing each building's annual budget as part of both short- and long-term financial plans.

Residential Sales & Leasing

As managers, we know your building better than anyone. We can help any unit owner sell their apartment for top dollar, highlighting the care the building is managed with.

Commercial Leasing

Years of New York real estate experience helps us get the most out of a property's commercial space.

Mortgage Brokerage

We offer full-service mortgage brokerage for all types of property loans.



THE RUDD REALTY TEAM



Fred Rudd, President

Fred Rudd, president and founder of Rudd Realty, has spent his entire professional career in real estate, beginning as an assistant property manager in the late 1970s, and managing the second largest co-op conversion in New York State in the 1980s. In the 1990s, he formed his own property management firm, which evolved into Rudd Realty Management Corp. Fred has received numerous honors, from the Associated Builders and Owners of Greater New York (ABO) and Habitat Magazine, and has written for and been quoted in Habitat Magazine, The Cooperator, Real Estate Weekly, and The Mann Report. He has served as co-chairman of the Residential Management Committee of the Real Estate Board of New York (REBNY), as a co-founder and director of the Association of Cooperative and Condominium Managers (ACCM), and as a director of ABO.



Steve Furman, President & Director of Management

Steve Furman has been involved in nearly every area of residential property management. He has managed luxury properties and supervised large staffs while also taking a hands-on role in daily operations and maintenance. Prior to joining Rudd Realty in 2001, Steve was the senior managing agent for a large developer/owner/manager in New York. In addition to his property management responsibilities and his background in finance, he has also worked with general contractors and represented building owners and associations in management and labor disputes.



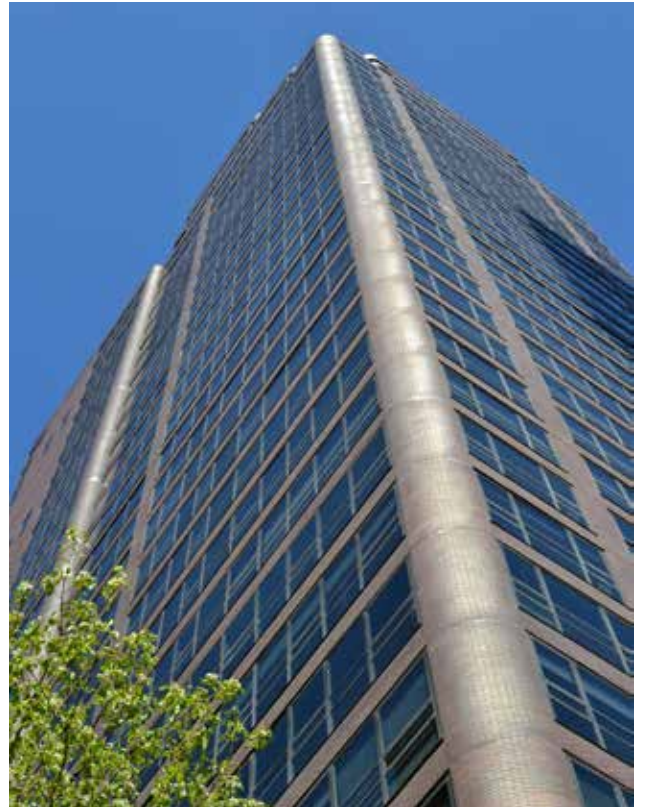
Gloria Amorini-French, Chief Financial Officer

Gloria Amorini-French has more than 30 years of experience in real estate finance and manages Rudd Realty's highly regarded back-office operations. She is the recipient of a Management Achievement Award in Finance from Habitat Magazine. As head of our accounting department, she focuses on managing risk and monitoring cash flow. Gloria is instrumental in the annual budgeting process for both general building operations and capital planning, which may include securing mortgages and financing. Gloria handles the insurance placement for all of our managed properties, working to obtain the most comprehensive coverage at the best pricing.



Timothy Fine, Managing Director

Timothy Fine has been involved in Manhattan real estate since the 1970s, in management, marketing, brokerage, commercial and residential sales and leasing. He served on the insurance committee of the New York Real Estate Board for over a decade. In 2015, he joined Rudd Realty Management as Managing Director to work closely with the executive team to help direct corporate development, focusing on sharing the highly respected Rudd property management techniques and personal service with both current and new clients.



Our mission is to provide personalized, team-based property management for co-ops, condos, rentals, mixed-use and commercial properties, that delivers comprehensive, responsive service to our clients.

We will never allow our customers to get lost in “the system.” Our senior staff gets involved and stays involved, offering personal attention throughout our relationship with every one of our properties.

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