

# Proactive Asset Management

November 4, 2011



# Agenda

- 1. Burning Issues*
- 3. Being Proactive*
- 4. Other Worries*

# Introductions

<b>Chris Dischinger, LDG Development</b>	<b>Owner Perspective</b>
<b>Tom Davis, Preservation of Affordable Housing (POAH)</b>	<b>Owner/Operator Perspective</b>
<b>Neil Socquet, IFG Capital</b>	<b>Syndicator Perspective</b>
<b>Greg Cahalan, Plante &amp; Moran</b>	<b>Advisor Perspective</b>
<b>Jenny Netzer, TCAM</b>	<b>Multiple Perspectives</b>

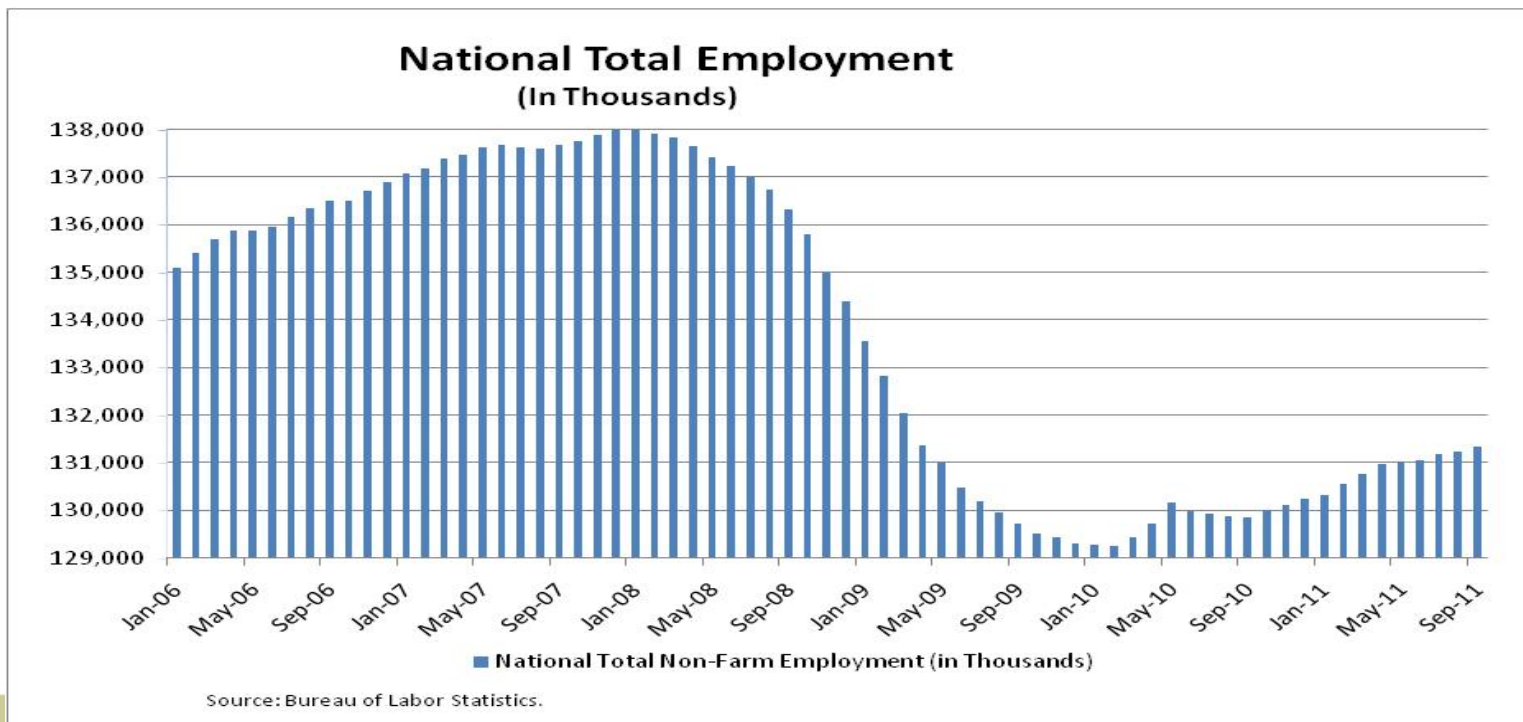
# BURNING ISSUES



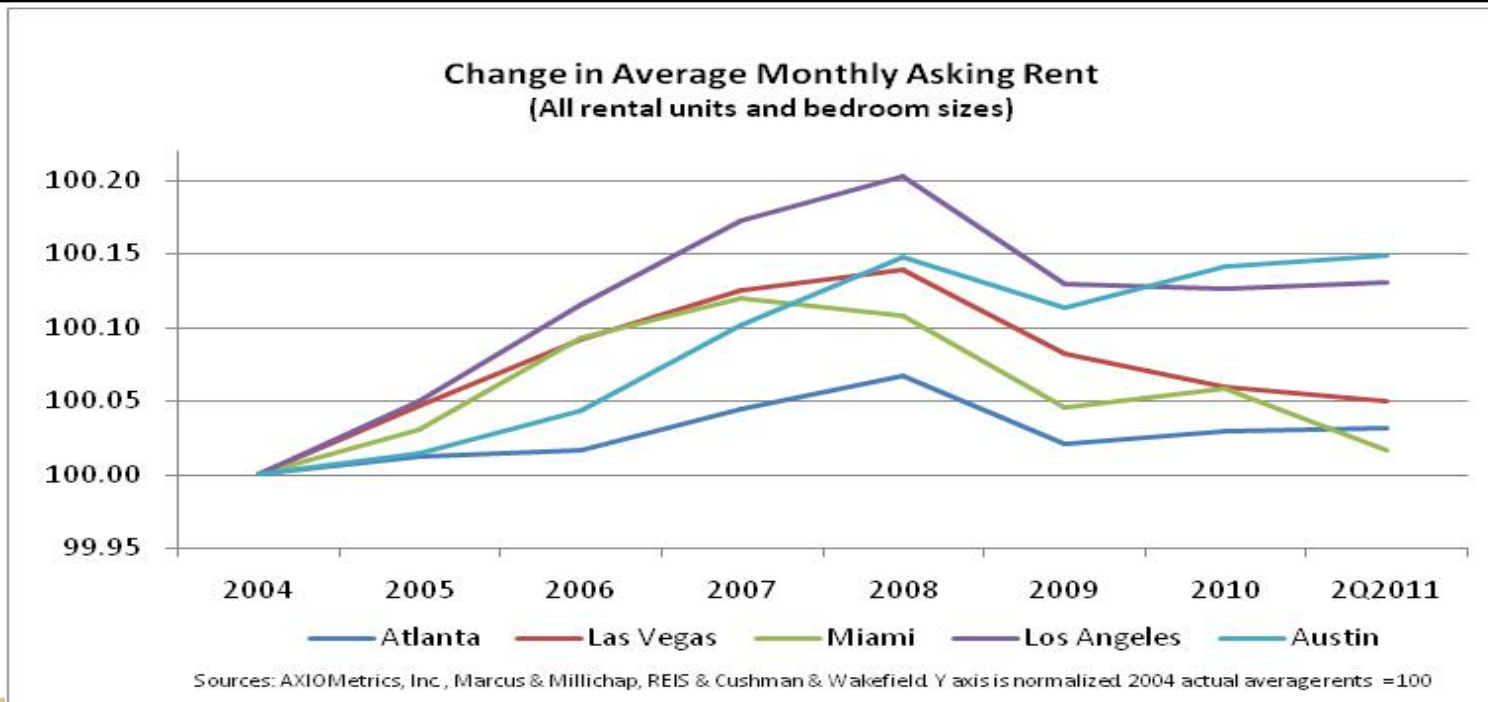
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# Burning Issues: Rent Recovery



# Burning Issues: Rent Recovery

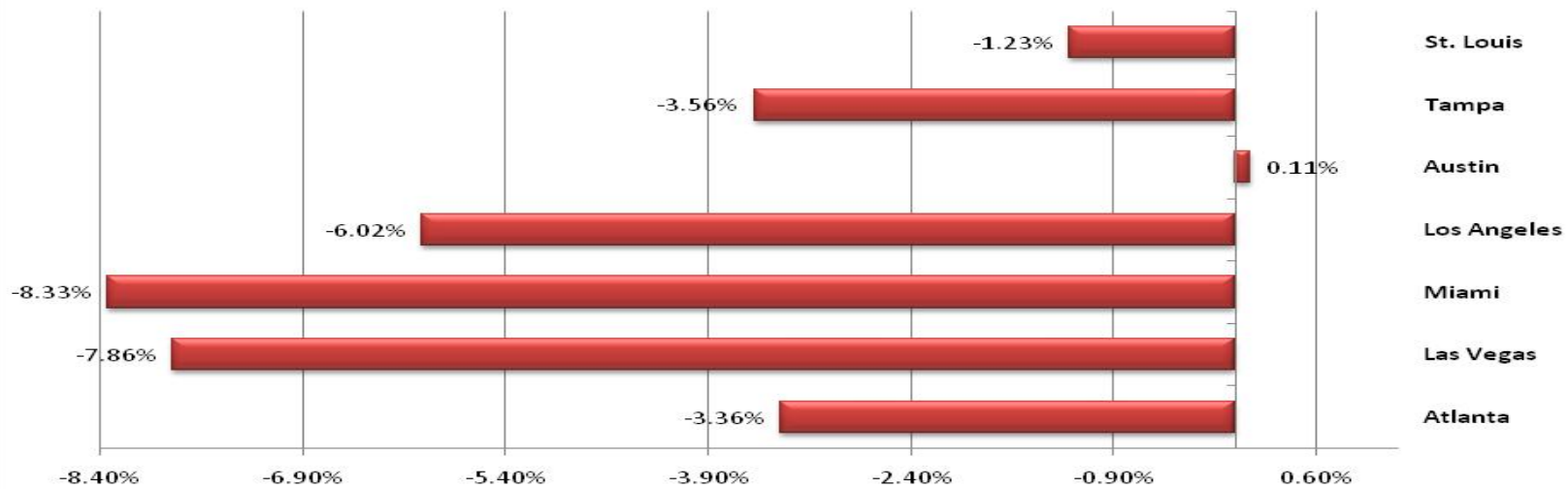


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# Burning Issues: Rent Recovery

Change in Avg. Asking Rent (YE 2008 vs. 2Q2011)



Sources: AXIOMetrics, Inc., Marcus & Millichap & Cushman & Wakefield.

# BURNING ISSUES



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# BEING PROACTIVE

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# WHAT ELSE KEEPS YOU UP AT NIGHT?



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