

3-18-17

To Whom it May Concern:

I highly recommend GreenSlate Management for property owners in Midtown.

In full disclosure, I own part of GreenSlate Management, but I do not control the day-to-day operations. We hired Spencer Lombardo to run the management company and as such, he makes all company-level decisions, with board-level oversight from myself and my business partner Jay.

We entrust the management of our 150-unit residential and 100,000 SF commercial portfolio to Spencer and the GreenSlate Management team. GSM has executed at onboarding each and every acquisition of ours, from closing to lease-up to day-to-day management and maintenance. GSM has developed an efficient way of managing urban properties in Midtown, even low unit counts, that rivals any large management firm in Omaha. For example, instead of assigning a percentage of a maintenance person's salary to each property regardless of the workload, GSM pools maintenance labor and tracks individual work orders. We get exactly what we pay for, if a property has no maintenance requests, it get charged nothing.

Spencer and his team have also pushed rents at or beyond our expectations in Midtown. Premium prices come with premium expectations; that being said, we are still very present in the neighborhood and have nothing but positive feedback about GSM from commercial and residential tenants alike, as well GSM's third party clients.

GSM's existing clients, including us, have been pleased; and I would recommend GSM for management of any residential or commercial property in Midtown.



Matt Dwyer
Managing Partner
Greenslate Development