




TVO
NORTH AMERICA






TVO North America, an affiliate of the Chicago-headquartered international holding company, TVO Groupe LLC, is a real estate investment and property services company focused across the United States. TVO's platform provides a multitude of professional services in the areas of capital management, asset management, property management, facility management, project management, construction management and energy management via affiliates which add value to each property's overall operating performance.

TVO Groupe was founded in 1983 and via its affiliates has owned and/or managed tens of millions of square feet of investment properties operating in the multifamily, office, retail, medical/healthcare, and industrial/logistics property sectors valued in excess of \$5.0 billion. TVO Groupe's

innovative business practice vertically integrates the development, management, and investment disciplines of the real estate industry across an international business platform producing a **highly focused, hands-on, 24/7 operating philosophy.**

TVO's approach and commitment to training and developing its colleagues to excel in their field has made it one of the most effective, results-oriented real estate organizations in the industry. Our commitment to producing a winning team translates into constantly exploring new ideas, examining innovative technologies, continuous leadership development and value positioning to generate the very best possible operating and investment results for each one of our investors, partners and clients.



VISIONARY - We will continually seek business opportunities that grow and profit everyone involved.

PASSIONATE - We will continually go the distance regardless of the challenge.

CREATIVE - We will continue to be inventive every step of the way.

KNOWLEDGEABLE - We will continually stay abreast of the competition and be a leader in the industry.

RESOURCEFUL - We will continue to quickly overcome challenges and provide solutions.

EFFICIENT - We will continue to successfully get things done the right way with total transparency and integrity and add value every step of the way.

EFFECTIVE - We will continue to get results with expediency and advanced methodology.

TVO North America's corporate constitution is to be one of the most recognized and respected real-estate investment and property service organizations across the United States. We achieve this goal by living our core values and both providing and delivering unparalleled services and performance to our investors, partners, clients and residents. We create a work environment where employees are committed, both individually and as a team, to doing their very best and achieving exemplary results as well as producing investment returns and benefits for our investors and strategic partners that typically out-perform the markets where we operate.



Capital Management & Asset Management


- Fund Management
- Portfolio Strategy Development
- Portfolio Management
- Investor Relations
- Financial Reporting
- Market & Trend Analysis
- Acquisitions & Disposition Management
- Preparation of Marketing Campaigns
- Fund Raising

Property Management

- Monthly Reporting
- Budgeting
- Variance Reports
- Profit & Loss Statements
- Balance Sheet Preparation
- Treasury
- Invoicing
- Debt & Account Receivable Management
- Accounting
- CAM Reconciliation, Management & Audit
- Human Resources
- Benefits Administration
- Home Owners Associations
- Shopping Center Management
- Lease Processing, Renewals & Rent Reviews
- Property Tax Services & Oversight
- Collections
- Tenant Relations
- Leasing Management
- Tenant Representation
- Information Management Systems

Facility Management, Project Management, Construction Management & Energy Management

- Energy Consultancy
- Preparation of Energy Audits
- Energy Performance Certificates
- Optimization of Utility Invoicing & Utility Contracting
- Renewable Energy Feasibility Studies
- Technical Facility Management
- Building Management System (BMS) Optimization
- Energy Performance Contracting
- Review & Assistance in Securing Energy Grant Applications
- Ownership & Operation of Decentralized Energy Equipment
- Physical, Technical & Financial Due Diligence
- Development Feasibility Reports
- Instrumentation & Control Systems Maintenance & Inspections
- Engineering
- Budgeting
- Review of Design Documents
- Assessment of Project Risks
- Health & Safety Project Review
- Preparation of Tenders
- Collaboration in Selection of General Contractor
- Preparation of Monthly Progress Reports
- Financial and Technical Cost Consultancy
- Client Modifications
- Project Certificates of Occupancy
- Organization of Final Building Approval



Urban Land Institute (ULI)
Pension Real Estate Association (PREA)
National Multi Housing Council (NMHC)
National Apartment Association (NAA)
INREV
Royal Institute of Chartered Surveyors (RICS)
Chartered Management Institute (CMI)
Institute of Consulting (IoC)
British Council of Shopping Centres (BCSC)
CCIM
BOMA
International Council of Shopping Centers (ICSC)
CEDEM
MIPIM
Expo Real
MAPIC
American Chamber of Commerce
British Chamber of Commerce
Canadian Chamber of Commerce
International Business Forum (IBF)
Czech Chamber of Commerce
Hungarian Chamber of Commerce & Industry
Poland Chamber of Commerce
Slovakian Chamber of Commerce & Industry
German Chamber of Commerce
Ukrainian Chamber of Commerce & Industry
Russian Chamber of Commerce
DTIHK
State & Local Apartment Associations
US Chamber of Commerce and both Local
& State Chambers

TRANSPARENCY

INTEGRITY

COMMITMENT

DEPENDABILITY

TRUSTWORTHY

EXCELLENCE

PERSPECTIVE



TVO NORTH AMERICA...
YOUR "VALUE-ADDED" LOCAL INTERNATIONAL PARTNER



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