



**COMMERCIAL REAL ESTATE
SERVICES**



WE CREATE OPPORTUNITIES

WE REVITALIZE COMMUNITIES

WE ARE VISIONARIES



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WHO WE ARE

The Kelemen Company is a leading real estate investment and property management company based out of Southern California. Utilizing our extensive knowledge of commercial real estate and local market trends, we offer an approach that creates value and minimizes risk. Our goal is simple- optimize returns while maintaining the level of care each investment, property, and client deserves.

Our approach is guided by quality service, collaborative relationships, and steadfast determination. With over 800,000 square feet of commercial real estate under management, our knack for cutting-edge innovation and unique personal touch set us apart in the dynamic realm of real estate.





**BUSINESS
PARKS**

INDUSTRIAL

RETAIL

**FLEX/
R&D**

OFFICE



WHAT WE DO

Development & Syndication

The Kelemen Company has a combined 30+ years of experience in ground-up, value-add, and core-plus development, including 1.5 million square feet of ground-up office space in Irvine and over one million square feet of redevelopment across Southern California. Through our syndication process, we provide investors with access to prime opportunities in several sectors of real estate. Our hands-off approach connects investors with often times inaccessible investments without the hassle of pursuing and underwriting deals.



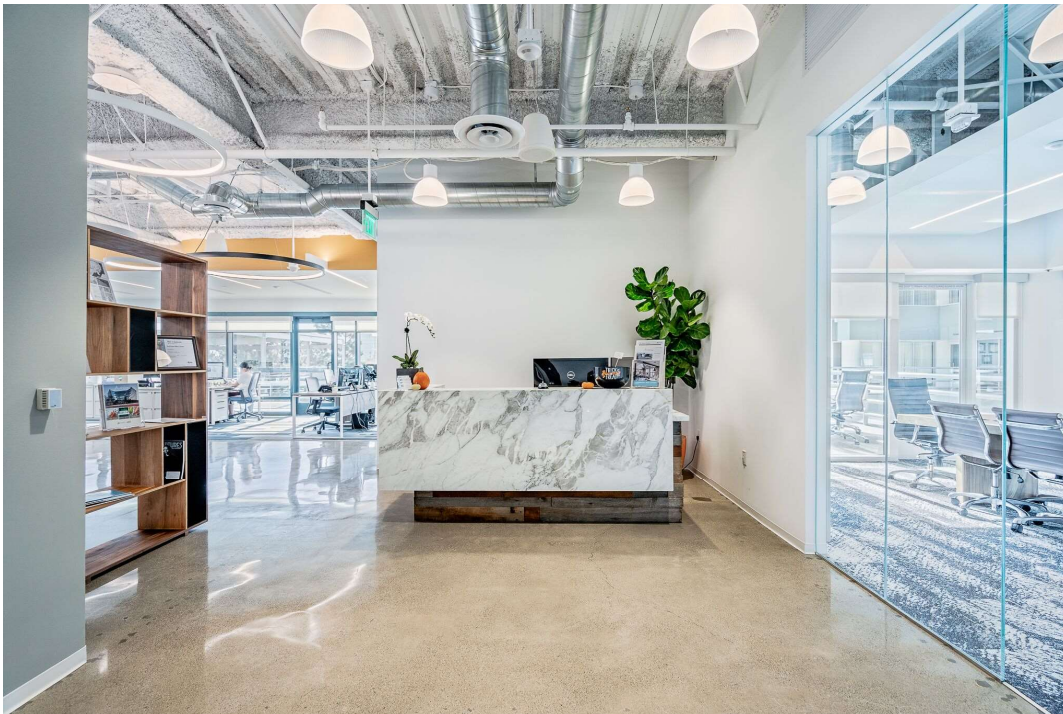
Asset Management

The objective of our asset management approach is to look out for the property owners' best interests. We utilize our expertise to gauge, monitor, and improve asset performance. Our hands-on approach streamlines operations to enhance value while our robust preventative and recurring maintenance program keeps buildings operating at peak efficiency.



Property Management

Though it is often underrated, the management of a property will largely determine how profitable an investment is in the long-run. We recognize the significance of property management and take the extra steps to ensure quality service. We, at the Kelemen Company, maintain strong relationships with our vendors to ensure tenant satisfaction, thus creating value through above-market retention rates and market-leading rents.

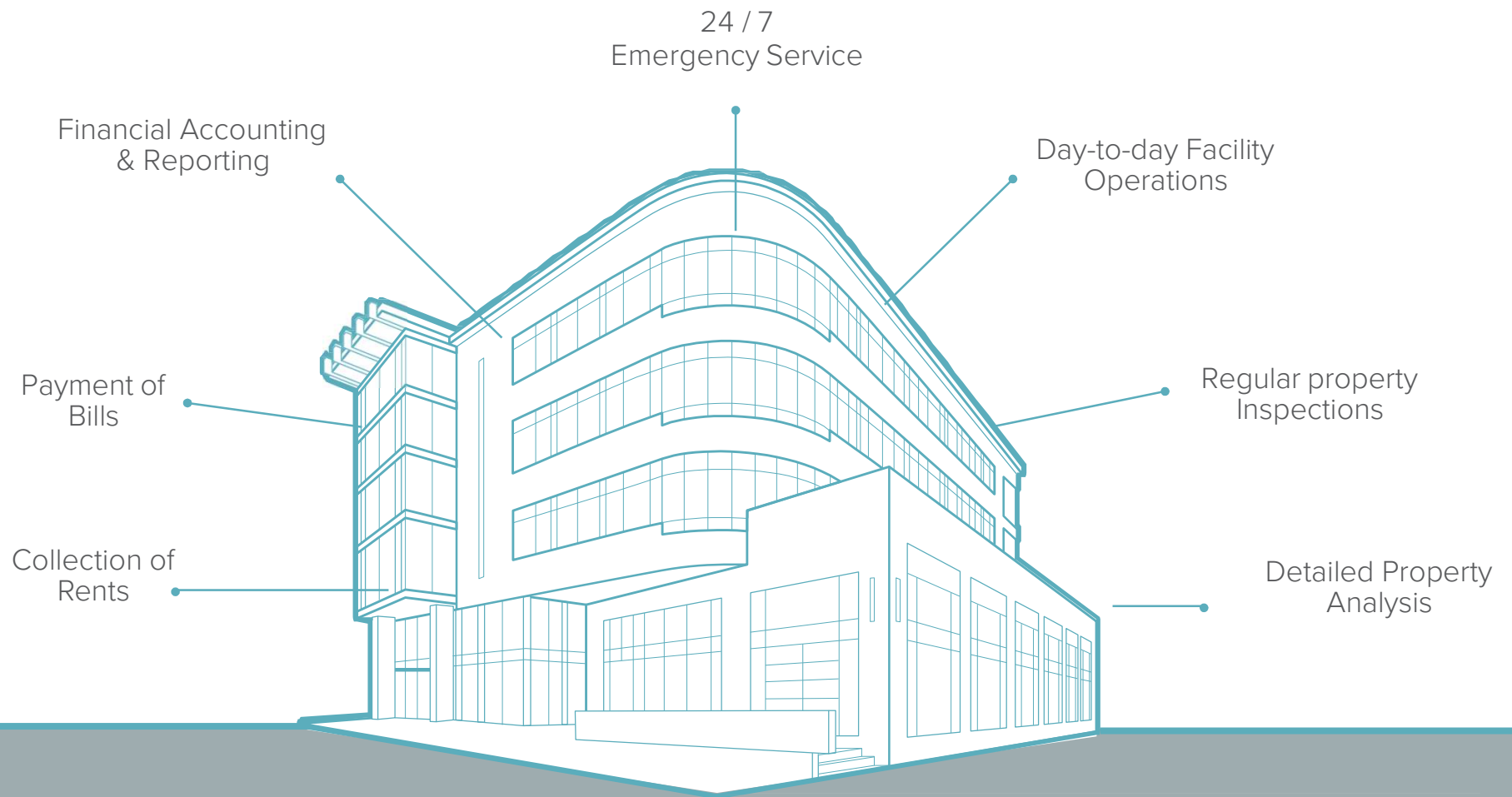


Construction Management

As it is often the case with aging properties or vacancy, maintaining or enhancing the value of an asset requires constant evaluation of its physical appearance and function. We systematically assess properties on an ongoing basis for desirability and efficiency.

As construction managers, we skillfully navigate and supervise each project from inception through completion. We are involved in each and every detail from building the design to planning and budget.





DIGGING DEEPER

Property/Facilities Management

- Assessments Repairs and Maintenance
- Asset Positioning
- Budget Development
- Business Continuity Plan
- Common Area Maintenance (CAM)
- Contract Management
- Emergency Preparedness
- Environmental Assessments
- Property Inspections/ Condition
- Reconciliations
- Risk Management
- Strategic Business Plan Development
- Supplies and Inventory
- Tenant Relations
- Vendor Certification and Management





Leasing

Client Compliance
Credit Verification/Analysis
Financial Analysis
Lease Document Preparation
Lease Form Compliance/Generation
Market Activity Reporting
Market Research

Due Diligence

10-year Capital Expenditure Development
Asset Positioning/Repositioning
Pre-budget (Underwriting) Preparation
Property Inspections/Condition
Assessments



Accounting

AP/AR
Banking
Financial Reporting
Fiscal and Calendar Year Budgeting
Monthly/Quarterly Financial Reporting
Security Deposits and Letters of Credit

Construction Management

Bid/Budget Management
Code Compliance
Contract Generation
Project/Construction Management
Post Construction Closeout Services
Work Letter Generation

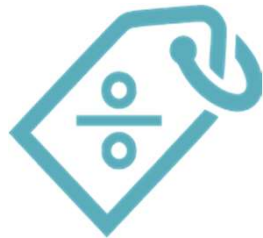


WHY KELEMEN



We Maximize Your Returns

Our performance at the Kelemen Company is characterized by enhanced returns and long term capital preservation. We are constantly at work to boost our portfolio's operating efficiencies and deliver high yield returns to our clients. Our robust portfolio consists of investments approaching a quarter billion dollars, demonstrating that our calculated yet creative asset management strategies have resulted in strong returns for our investors.



We Reduce Your Costs

In today's economy, controlling operating expenses is paramount to the success of any business. Our team of experts is adept in the art of reducing costs without sacrificing quality or service. We diligently examine every property to assess potential savings in operation costs, energy efficiencies, and leverage options.



We Take Care of Everything

The Kelemen Company is dedicated to providing seamless service at every turn. We maintain 24/7 support for both tenants and owners via our secure online platform. Our practical and easy-to-use platform further provides our clients with an open and direct line of communication at all times. We are here to bring ease and satisfaction to your real estate investment.

We Value Relationships

The Kelemen Company was built on a foundation of community. We believe in the importance of cultivating strong, collaborative relationships. We recognize that trusted connections are built over time through a series of experiences and projects. Every interaction, whether big or small, is important to us because we value our relationships with clients, owners, tenants, and vendors alike. At the end of the day, we abide by the golden rule- we treat people how we wish to be treated.



We Are Transparent

At the Kelemen Company, we would rather be honest than impressive. We believe that solid and lasting business relationships are built on a foundation of trust, and the key to that trust is transparency. We provide accurate, timely, and transparent financial reports. Our internal accounting protocol ensures the accuracy of all financial data, and our forecasting systems provide for proper identification and billing of all revenues.



We Care

When you choose the Kelemen Company, you work directly with us. We built this company from the ground-up on the basis of rapport and unwavering quality service. We, at the Kelemen Company, hustle and grind, dig into the nitty-gritty details and treat your investments as our own. Our proactive management strategy involves making frequent onsite visits, check-ins, and evaluations. When challenges arise, we have proven ourselves to be quick on our feet and assertive problem solvers. The driving force behind our dedicated approach is our desire to witness our clients' success. We care about your business, your livelihood, and your goals.



TECHNOLOGY BASED

Over the years, technology in the workspace has only been expanding. Though it can never be a substitute for the human touch, when implemented sensibly, technology can significantly enhance the quality of service. The Kelemen Company has deployed technology that improves efficiency and customer service. We harness the power of technology in tenant service requests, payment automation, commercial reporting, and more.

Payment Automation

Commercial Oriented Reporting

Online Rent Payments

Tenant Maintenance Portal

Preventative Maintenance Monitoring

Tenant Insurance Monitoring

Automated Tenant Notifications

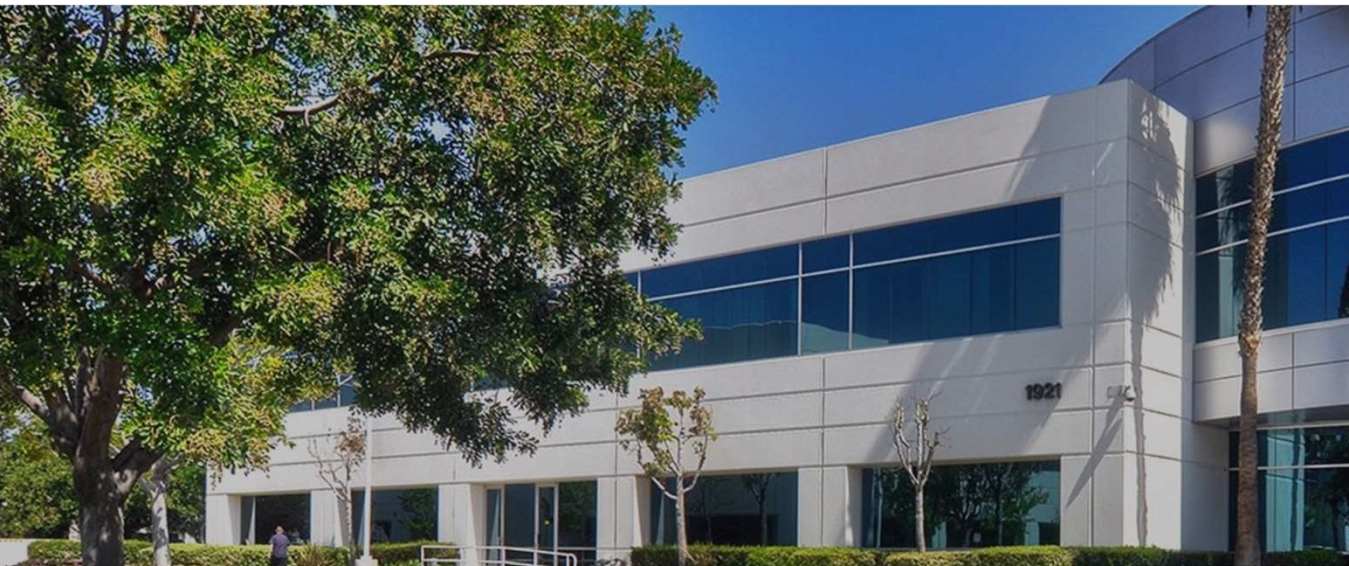


CASE STUDIES



26940 ALISO VIEJO PARKWAY

Asset Type	33,916 SF Office
Purchase Date	2014
Purchase Price	\$6,750,000
Sale Date	2018
Sale Price	\$11,766,359
Net ROI	124%



1921 E. ALTON PARKWAY

Asset Type	67,846 SF Flex
Purchase Date	2015
Purchase Price	\$14,532,613
Sale Date	2017
Sale Price	\$18,500,000
Net ROI	49%



2860 MICHELLE DRIVE

Asset Type	40,286 SF Office
Purchase Date	2014
Purchase Price	\$8,858,960
Sale Date	2016
Sale Price	\$15,700,00
Net ROI	52%



96 CORPORATE PARK

Asset Type	41,545 SF Office
Purchase Date	2015
Purchase Price	\$7,854,000
Sale Date	2016
Sale Price	\$15,050,000
Net ROI	61%



OUR TEAM



TIBOR KELEMEN

CEO & Founder

Mr. Kelemen's hands-on leadership experience in real estate acquisitions, development, construction, and dispositions has led to building trusted relationships with investors by exceeding expectations in finding and developing investment properties across the United States.

JENNIFER LOVELACE

Senior Property Manager



JIMMY BUSH

Assistant Property Manager



ROBERT SAVOSH

Asset Manager



TORRY LOZANO

Director of
Construction



LYNN HUANG
Senior Property Accountant



TAM DOAN
Director of Operations & Marketing



ERIC GRIMES
Controller



MATTHEW BIGGS
Vice President





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KELEMEN
— COMPANY —