



Ned R. Brandenberger

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PROPERTY & PROJECT MANAGEMENT PROFESSIONAL

Innovative forward-thinking professional with technical prowess, highly developed communication skills, and years of progressive success managing commercial and residential property for diverse clients. Resourceful and inventive, able to identify varied requirements and develop solutions. Supported by a professionally trained staff, advanced computer and telecommunications systems and a network of proven technical experts. Sandpoint Property Management's unique capabilities, structure and achievements have won the respect of investors, clients, civic leaders and other real estate professionals.

CORE COMPETENCIES

Commercial Real Estate Professional • Strategic Planning • Operations Management • Capital Improvement Project Management • Tenant Improvement Project Management • Budgetary Development & Administration • Team Building & Supervision • Preventative Maintenance Planning & Implementation • Vendor Selection & Management • Contract Development • Environmental & Safety Compliance • Consulting

COMPANY EXPERIENCE

President, Sandpoint Property Management Inc. (1993 to present). During this time SPM has expanded to nineteen employees. SPM currently manages in excess of 350 residential units and 750,000+ square feet of commercial/industrial space. Specialties include leasing & project management.

- Oversee all commercial and residential real estate activities including property management, leasing and development.
- Create systems, policies and procedures, purchasing and marketing programs to sustain growth of company.
- Directly responsible for crafting and managing annual operations, maintenance, and construction budgets.
- Source, negotiate, and maintain relationships with vendors and subcontractors.
- Interface with tenants to ensure total satisfaction, including positive issue resolution.
- Provide on-site supervision and assistance to maintenance and construction crews. Troubleshoot and generate cost-effective construction solutions, ensure projects and assignments are completed on schedule, and monitor all work to ensure compliance.

PROFESSIONAL LICENCES/CERTIFICATES

Institute of Real Estate Management
Certified Property Manager –Candidate
National Association of Realtors
Licensed Real Estate Agent –Idaho
Licensed Real Estate Agent –Montana

EDUCATION

Bachelor of Science in Economics, Agricultural Economics
Montana State University, Bozeman, Montana 1986

SAMPLING OF PROPERTIES ACQUIRED, RENOVATED AND MANAGED BY SANDPOINT PROPERTY MANAGEMENT INC.

229 Pine Street, Sandpoint -8000 sq. ft. commercial building. Conversion to retail, professional medical.

314 N. Third Avenue, Sandpoint -1400 sq. ft. commercial office. New construction, professional office.

320 S. Second, Sandpoint -5400 sq. ft. 9-unit apartment building. Complete remodel 1995

218 Cedar Street, Sandpoint -21,000 sq. ft. mixed use including retail, office, industrial, and convention center.

1601 2nd Avenue N., Great Falls, Montana -158,000 sq. ft. Professional office building.

800-880 Kootenai Cutoff Road, Ponderay, -16,600 sq. ft. Mixed-Use development

SAMPLING OF OTHER PROPERTIES MANAGED BY SANDPOINT PROPERTY MANAGEMENT INC.

117 S. Lincoln, Sandpoint -42-unit apartment building.

1100-1200 Forsythia, Sandpoint -16-unit townhouse development, Copper Basin.

819 Highway 2, Sandpoint -18,000 sq. ft. mixed used including office and retail, Pioneer Square.

1424 N. Boyer, Sandpoint -10 contiguous acres zoned light industrial with approximately 70,000 sq. ft. warehouse.

214 -220 N. First Avenue, Sandpoint 6000+ sq. ft. downtown retail.

SANDPOINT PROPERTY MANAGEMENT INC., is a Sandpoint Idaho based property management firm specializing in residential and commercial management and development in North Idaho. SANDPOINT PROPERTY MANAGEMENT, its clients and affiliates offer Equal Housing and Employment Opportunities.

