



AKAM

EST. 1983



RESIDENTIAL MANAGEMENT SERVICES

NEW YORK

260 MADISON AVENUE, 12TH FLOOR



Park Avenue

OPERATING WITH THE FORESIGHT AND UNDERSTANDING OF THE NEEDS OF OUR CLIENTS, AKAM IS THE ONLY BRAND TO TRULY PAIR WORLD-CLASS HOSPITALITY WITH PROPERTY MANAGEMENT SERVICES FOR A HIGHLY PERSONALIZED EXPERIENCE DELIVERED BY THE BEST MINDS IN THE INDUSTRY.



THE NEW PARADIGM FOR PROPERTY MANAGEMENT

“AKAM is a promise, and the people who work here fulfill that promise.”

MICHAEL ROGOFF, PRESIDENT

Established in 1983 on the premise of shifting the mindset within the property management industry, AKAM is the only brand to fulfill its promise of providing a highly personalized, attentive, hospitality-led service designed for an enriched residential experience.

Our work is supported by deep knowledge and expertise in the field, and best-in-class talent in management, hospitality,

finance, architecture, and related disciplines to elevate and enhance the value of your real estate asset.

Powered by state-of-the-art technology and a culture that nurtures and empowers excellence, AKAM seeks to maintain and build upon its definitive leadership in the management space while transforming the future of the industry at large.



REPRESENTING THE MOST DISTINGUISHED ADDRESSES

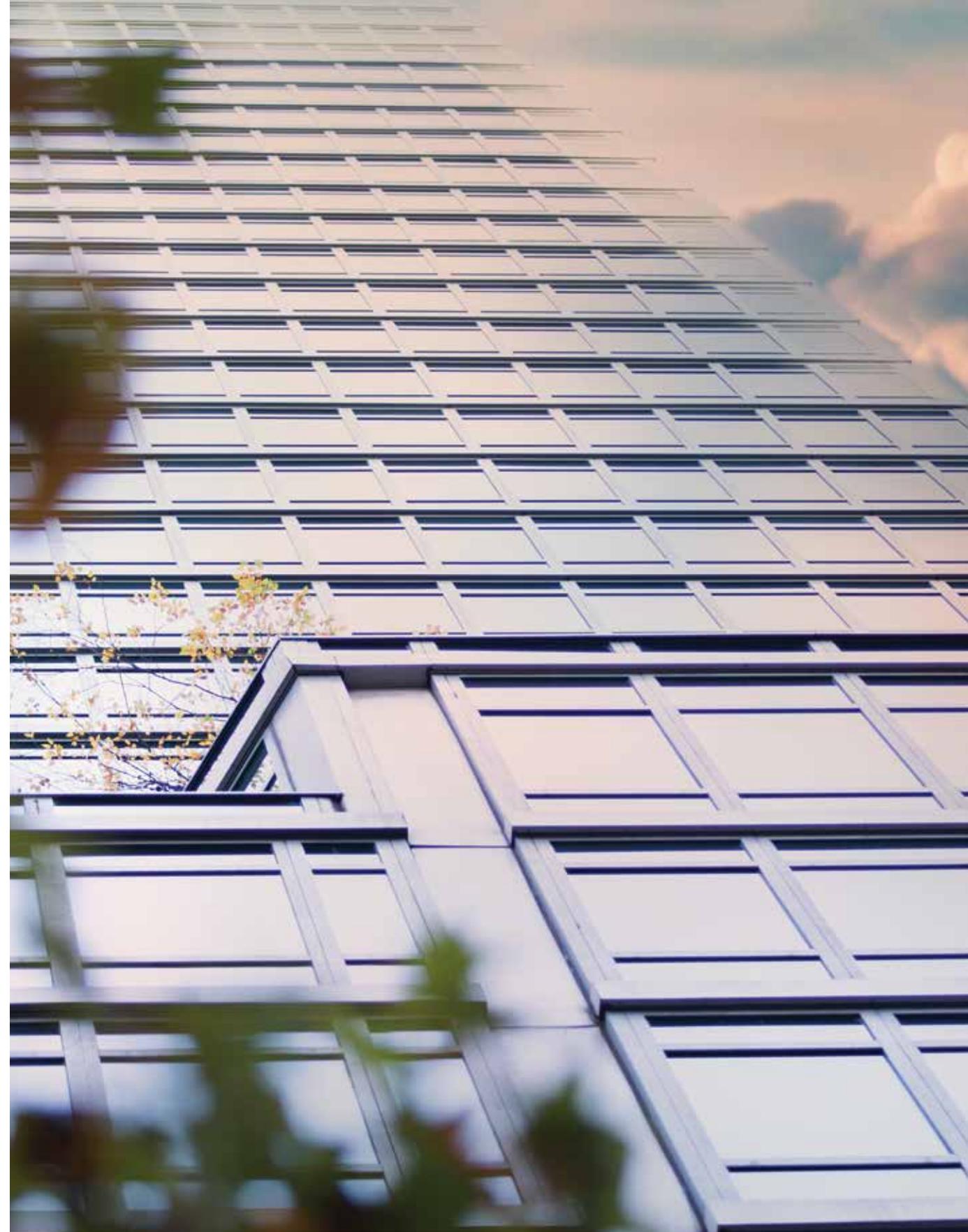
With close to four decades of expertise in tactical financial planning and our history of operational excellence, AKAM now represents some of the most iconic addresses in New York and Florida. Through our long-standing relationships with best-in-class providers, depth and breadth of knowledge, and strategic capital planning, AKAM delivers the peace of mind of knowing that your home is in good hands.

39+
YEARS IN BUSINESS

350+
PROPERTIES UNDER MANAGEMENT

60,000+
UNITS UNDER MANAGEMENT

1,000+
TEAM MEMBERS





03 // GUIDED BY HOSPITALITY

ELEVATING PROPERTY MANAGEMENT THROUGH HOSPITALITY

“Each property has a character and personality of its own. In today’s day and age, luxury is personalizing the service based on the needs of the residents. That’s what true luxury is.”

VICE PRESIDENT, PREMIER HOSPITALITY TRAINING & TALENT DEVELOPMENT

AKAM’s commitment to service goes beyond the conventions of the industry. By engaging the top talent in the hospitality sector, AKAM builds upon the best practices in the hotel industry to introduce service that is singular and industry-defining.

WHY AKAM?

Experience the new standard of property management delivered by the most knowledgeable management and customer service teams and exceptionally trained staff with a hospitality-focused mindset.

Maximize the financial and operational performance of your property with savings achieved using AKAM's strategic capital planning, preferred vendor relationships, and bulk purchasing power.

Enhance your investment value with a team that will protect and position your property for maximum desirability.

Maintain your peace of mind with state-of-the-art compliance support and a 24/7 emergency on-call system.

Communicate faster using advanced technology for real-time communication and collaboration for board members and stakeholders.



AKAM SERVICES

Integrity, experience, service, and innovation—the pillars that define who we are, what we do, and what sets us apart.

MANAGEMENT

- Staff training, coaching, development, and management
- Capital project planning and management
- Courteous and prompt response to owners, residents, and others per board instruction
- Record keeping
- Management of third-party vendors and professionals
- Meeting preparation, attendance, and reporting

OPERATIONS

- Property maintenance coordination
- Recurring site inspection reports and a multi-year preventive maintenance plan
- City, state, and federal compliance management
- Preparation and distribution of life-safety and emergency evacuation plans
- Emergency preparedness planning
- Violation removal
- 24/7 emergency on-call response

FINANCE

- Comprehensive financial oversight and records maintenance
- Annual and long-term operational and capital budget creation
- Customized financial reporting and investment guidance
- Establishment and adherence to competitive bidding procedures
- Tax preparation and coordination with property's counsel
- Risk management
- Refinancing and loan facilitation

AUXILIARY SERVICES

- Commercial management and leasing
- Capital project services
- Sustainability, greening, and energy-saving initiatives
- Apartment management
- Residential and commercial brokerage
- Equity partnerships



SUCCESS STORIES

“As a Board member, I can say that AKAM has been an exceptionally good partner for us after we transitioned from another company. They did a fantastic job in organizing our finances and improving communication with the residents. With AKAM as our management partner, both the financial and operational performance of our property have improved. Their standard of service is second to none, and that service has increased the value of our investments.”

BOARD MEMBER, AKAM-MANAGED BUILDING

THE CHALLENGE

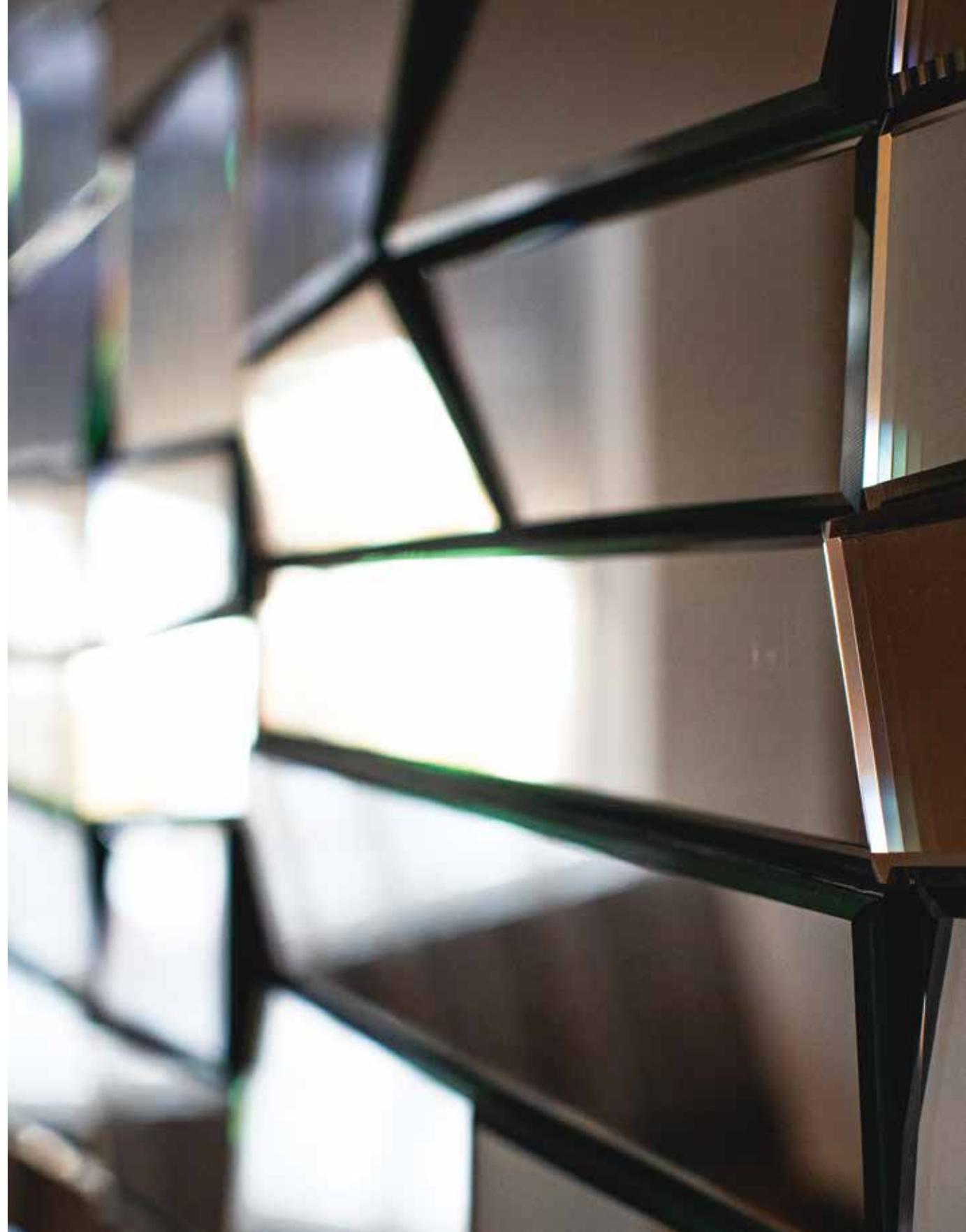
A luxury condominium with 170 homes was experiencing declining values due to ineffectual management, poor maintenance, and a failure to upgrade the facilities to meet the standards of contemporary lifestyle.

SOLUTION

Immediately upon taking over the management of the property, the AKAM team launched an intensive hospitality training program, installed quality-control audits, and worked closely with the Board to redesign and update the common areas and landscaping. To maximize the property's financial performance, AKAM orchestrated a series of energy-saving green initiatives and technological upgrades.

OUTCOME

As a result of AKAM's efforts, the property achieved year-end energy savings of 24% and the hospitality program has contributed to restoring the building's reputation as a premier addresses.



COST-SAVING & VALUE-ENHANCING INITIATIVES

With attention to every detail, AKAM brings a rare combination of knowledge, relationships, and flexibility to every property we manage. Our hands-on approach enables us to manage every situation with professionalism and confidence.

- 5-year capital and preventive maintenance plans
- Preferred rates and long-standing relationships with best-in-class vendors
- Analysis of staff scheduling and overtime
- Discounted energy rates
- Bulk purchasing power and inventory management
- Review of service and management contracts
- Market placement study
- Resale value study
- CPAs, attorneys, and architects on staff
- Property life-cycle management and process customization



YOUR AKAM TEAM

Guided by the values of inclusion, mutual respect, and community, the AKAM culture is a testament to the quality of our service.

With over 1,000 professionals across the vibrant communities we serve, AKAM is proud to grow a team of the most experienced, knowledgeable, and diligent experts in the field. We take great pride in our work culture and environment. By making each member feel empowered and invested in our success, AKAM can pioneer innovation, promote unity, and maintain a visionary mindset of excellence throughout all its lines of business.

A Bespoke Team for Each Property:
With the understanding that each property is unique, we assemble a team of experts with extensive knowledge of type, location, and operational history. During this process, we work with each client to identify ideal team members to ensure a perfect fit for culture of the community.



MICHAEL ROGOFF
PRESIDENT



DAVID COHEN
EXECUTIVE VICE PRESIDENT



KATHLEEN FLORES
EXECUTIVE VICE PRESIDENT



AJO KURIAN
SENIOR VICE PRESIDENT



ELISE ROSEMARIN
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SENIOR VICE PRESIDENT,
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VISHAL KAURA
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