

**480 RIVERDALE AVENUE TENANTS CORP.  
480 RIVERDALE AVENUE  
YONKERS, NEW YORK**

February 1, 2012

To Whom It May Concern:

In the summer of 2011, the Board of 480 Riverdale Ave. Tenants Corp met and interviewed Mr. Vincent Occhipinti of Precision Asset Management Group. At the interview the Board had speculated that Mr. Occhipinti's presentation was extremely exuberant. He made many promises that we thought would not be feasible to deliver in a fiscal year. Nevertheless, we hired him because he was the most knowledgeable of the many candidates that we had interviewed.

To the Board's amazement, in approximately 4 months Mr. Occhipinti delivered:

- The staff's morale, and energy have been completely reinvigorated—it's been the highest we had ever witnessed.
- Within the first month Precision had an energy management system installed to our heating plant which immediately detected that we were losing 300 gallons of hot water a day due to an underground leaking pipe which was immediately repaired saving us thousands of dollars.
- Our lobby and other common areas of the building have been completely renovated (by our full time and part time staff) without bringing in independent contractors, nor professional lobby decorators.
- The property and the building are now being kept and maintained in tip-top condition by the same staff who had previously neglected their duties to the corporation. This has enhanced the quality of lives of all our residents.
- The corporation's plumbing expenses has been reduced by more that 65% since we have hired Precision Management.
- Since the last six months under Precision Management's leadership, our monthly operational expenses have been falling in line with the corporation's monthly income.

To name a few, the above accomplishments are direct results of their personalized hands on service which has made them the most effective management company we have ever had. If you need to know more about Precision Management, please do not hesitate to call me.

Regards,



Pauline Plunket

Board President

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