

AAR | Always
Audit
Ready

The PEM Always Audit Ready Checklist

If an unannounced audit is conducted, PEM communities are prepared. Here are just a few of the ways we ensure our properties are **Always Audit Ready**:

- Common areas are clean, functional and well maintained
- No markings exist on the buildings
- Trees are cut away from the building
- Weeds are eliminated between cement and in landscaping beds
- Public recreation areas are clean and safe
- Wires are secured to the building in a neat and orderly manner
- Car ports and parking areas are in good order and free of non-functional vehicles



About Us

PEM Real Estate Group is one of the fastest growing owners and operators of apartment communities in the United States with holdings in Arizona, Michigan, Ohio and Canada. From our modest beginnings to our status today as a major investor in apartments in the Southwest and Midwest, we have remained committed to our purpose of providing quality homes for those who choose apartment life while ensuring real value for our investors.

PEM Real Estate Group

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PEM's Always Audit Ready Program is based on the fundamental premise that all PEM properties are inspection ready at all times.

The Always Audit Ready Program is driven from the top of the organization and PEM has created the environment needed and instilled the disciplines required for long term viability.

PEM believes that maintaining a "steady-strain" & proactive approach; that daily care of PEM properties is preferential to reacting to situations. Additionally, our teams freely share Best Practices and routinely support each other.

Our Tenants Enjoy:

- Clean, well-maintained grounds.
- Work orders are responded to within 24 hours.
- Clutter-free balconies.
- Pristine landscaping.
- Sparkling clean pools & spas.

Ultimately our tenants live in a community that they are proud to call "HOME".



PEM Core Values

"We seek to demonstrate our Core Values and beliefs daily."

Integrity

We do what we say we will do.

Stewardship

We carry out our responsibilities fully and professionally.

Respect

We value our customers, our vendors and our fellow team members, demonstrating people matter most in all that we do.

Growth

We grow, continually developing ourselves, our communities, and our company.

Urgency

We are responsive to the needs of others and through our actions show that what matters to them also matters to us.

Our Core Purpose

Provide homes and create neighborhoods

Our Core Assets

People

Our Primary Objective

Lead and develop people

