



THE **CAPABILITY PROFILE** OF

12 GATES PROPERTY SERVICES

Capability Statement: PROTECTING PROPERTIES. MINIMIZING LOSS.

Company Name: 1538632 Ontario LTD. O/A 12 Gates Property Services & The Handyman's Helper

Mailing Address: PO BOX 99900 EG 146 937, Abby Lane Plaza, Toronto, Ontario M1B 0B2

Principal: Oseye-Patricia Cohen, President/Director

Business Registration: Incorporation

Date of Business Registration: August 15, 2002

Business Classification: Real Estate Management, Administration, Real Estate Advisory Services, & Construction Services

NAICS Business Activities: 1. Property Management - NAICS# 531310 Real Estate Management: Residential/Commercial

2. Real Estate Advisory Services - NAICS# 531390 Mortgage Field Services Consultation and Advocacy Services

3. Finish carpentry construction services - NAIC# 238350

4. Office administrative services - NAIC#56111

Management Policies:

- Workplace Safety and Insurance Guidelines
- Health and Safety Policies
- COVID-19 Procedural Policies
- Risk Management Policies

**Main Business
Activities and
Industries Served:**

12 Gates Property Services is a complete Property Administration solution to helping landlords, property owners, and stakeholders with residential and commercial properties located within the Greater Toronto Area. We manage the integrity of every property by protecting them from damage while minimizing financial loss, through property management, maintenance, restoration, and preservation services. We specialize in properties that are vacant due to evictions, Power of Sale, divorce, in probate, or in between tenancies.

**Unique Selling
Proposition**

12 Gates Property Services is a network of Independent Contractors that come from a wide variety of trades and disciplines. Our goal is to be able to provide each vacant property with the services it needs, delivered by local independent contractors that live within the vicinity of each project. Our goal is to offer timely and reliable services to the property owner, landlord, or stakeholder while providing work for local trades workers.

Products and Services

- Vacant Property Management: Tenant services, advisory services, and Court Tribunal representation.
- Property Administration: analysis, research, and comprehensive report writing.
- Mortgage Recovery: Beginning to end processing of site inspections, reporting, maintenance, and management
- Project Management: Onsite supervision of projects and renovations.
- Maintenance & Handyman Services: Repairs and restoration of the overall integrity of the property.
- Property Maintenance Programs
- Seasonal Maintenance Services

VALUE PROPOSITION:

12 Gates Property Services protects residential properties with preservation, restoration, and improvement services that are reliable, timely, and customized for every property. We minimize costs by attending to the immediate repair needs of each property to prevent further deterioration. Our staff are qualified, certified, and insured, helping businesses to run smoothly.

The Company is essentially a Real Property Administration company that hires skilled independent contractors in the areas of construction, landscaping, cleaners, painters, licensed plumbers and electricians, and others with specialized skills. Independent contractors are hired on a case by case, and project by project basis, operating as 12 Gates Property Services. We specialize in protecting the overall physical integrity of vacant properties. The solution we provide our clients is the peace of mind that their real estate investment property is being attended to and is not losing value, vulnerable to risk, or infringing on city bylaws as it sits vacant for a period of time. Also, research shows that repairing foreclosed houses benefits the banks because it actually costs them less money compared to not repairing as helps the properties sell faster at a higher value. Mortgage lenders who are in the business of lending money, not in the business managing properties.



CUSTOMER SEGMENTS:

Primary:

- Private mortgage investors/companies
- Private real estate investors and developers
- Property managers of co-operative housing, and not-for-profit housing
- Landlords of private-sector rental housing
- Property managers of residential rental units

Secondary

- Insurance companies
- Real Estate Investment Associations
- Realtors
- Estate Lawyers

MANAGEMENT PROFILE

Oseye-Patricia Cohen is the founder and Director of 12 Gates Property Services leading the Company with 2 divisions: 1) Property Administration Services and 2) Construction and Renovation Services. Ms. Cohen has over 15 years' experience working as a Residential Property Manager with administration skills that include the preparation of monthly statements, cash flow analysis, rent collection, hiring contractors, screening and pre-qualifying tenants for home rentals, and processing eviction notices with the *Landlord and Tenant Board* according to the *Residential Tenancies Act*. Ms. Cohen has additional experience with mortgages and the Power of Sale process, as a Mortgage & Loans Specialist with 2 mortgage brokerages for over 5 years.

Currently, Ms. Cohen has an A.I.M.A designation with the *Institute of Municipal Assessors*, a certificate in Property Management from *The Property Management Training Association*, and a Diploma in Real Property Administration, at *Seneca College of Applied Arts & Technology*, and a Certificate in Real Property Assessment from the *University of British Columbia*, in 2014. Ms. Cohen is currently in the process of writing and will be the author of the upcoming book: *The Vulnerability of a Naked Property: How to Protect Your Real Estate Asset as it Sits Vacant for 30 Days or Longer*.

The Corporation was originally founded by Ms. Cohen in 2002, as *Trinity Property Services*. The Company had evolved over the years from being a single property investment operation, and by 2018 had expanded to manage over 127 residential properties within the GTA. Today, *12 Gates Property* offers a myriad of services designed with the needs of the private landlord/investor, coupled with the needs of independent contractors within the community in The Handyman's Helper program.

WINNING QUALITIES

Ms. Cohen brings a high level of energy, inspiration, creativity and professionalism to each and every project. Focused on people, with strong work ethics with a commitment to staff and stakeholders. Excellent at problem solving, proactive, detailed oriented, and responsive with a high sense of urgency offering hands-on field work, and administration management skills.

Contact Information:

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