

GENERAL SERVICES ADMINISTRATION
Federal Acquisition Service
Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA *Advantage!*, a menu-driven database system.

The INTERNET address for GSA *Advantage!* is: <http://www.gsaadvantage.gov>

General Services Administration
Federal Supply Service
Financial and Business Solutions (FABS)
Schedule 520

Contract Number:
GS-23F- 0033V

Contract Period:
February 24, 2014 to February 23, 2019

PEMCO, LTD.
1632 South King Street
Honolulu, Hawaii 96826
Phone Number: 808-949-0414
Fax Number: 808-955-0414
www.pemco-limited.com

Contact for Contract Administration
Kimi Yamamoto, Contract Administrator
Email: Kimi@pemco-limited.com

Business size: **Large**
DUNS: **122760838**

Date: February 24, 2014

For more information on ordering from Federal Supply Schedules click on the FSS Schedules at www.fss.gsa.gov

CUSTOMER INFORMATION PAGE

- 1a. Awarded Special Item Numbers(s):
- **520-1 Program Financial Advisor**
 - **520-2 Transaction Specialist**
 - **520 3 Due Diligence & Support Services**
 - **520 5 Loan Servicing & Asset Management**
 - **520 21 Program Management Services.**

- 2a. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract.

Service	Unit of Issue	Fee
Marketing Fee	Property	3.2%

2. Maximum order for each SIN: **\$1,000,000**
3. Minimum order: **\$300.00**
4. Geographic coverage (delivery area): **Nationwide**
5. Point(s) of production (city, county, and state or foreign country):
PEMCO's corporate office is located in Honolulu, Hawaii with full operating offices listed below.
- **Atlanta, Georgia**
 - **Denver, Colorado**
 - **Sacramento, California**
6. Discount from list prices or statement of net price: **Not applicable**
7. Quantity discounts: **Not applicable**
8. Prompt payment terms: **Not applicable**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold: **Yes**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: **No**
10. Foreign items: **Not applicable**
- 11a. Time of delivery: **To be negotiated between Contractor and Ordering Agency**
- 11b. Expedited delivery: **To be negotiated between Contractor and Ordering Agency**
- 11c. Overnight and 2-day delivery: **To be negotiated between Contractor and Ordering Agency**
- 11d. Urgent requirements: **To be negotiated between Contractor and Ordering Agency**
12. F.O.B. point(s): **Destination**
- 13a. Ordering address:

PEMCO, LTD.
1632 South King St.
Honolulu, Hawaii 96826
Phone: 808-949-0414
Fax: 808-955-0414

- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on blanket purchase agreements (BPA's), and a sample BPA can be found at the GSA/FSS schedule homepage (fss.gsa.gov/schedules).
14. Payment address:
PEMCO, LTD.
1632 South King St.
Honolulu, Hawaii 96826
Phone: 808-949-0414
Fax: 808-955-0414
15. Warranty provision: **Not applicable**
16. Export packing charges: **Not applicable.**
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level). **Not applicable.**
18. Terms and conditions of rental, maintenance, and repair – **Not applicable.**
19. Terms and conditions of installation – **Not applicable.**
20. Terms and conditions of repair parts – **Not applicable.**
- 20a. Terms and conditions for any other services – **Not applicable.**
21. List of service and distribution points – **Not applicable**
22. List of participating dealers – **Not applicable.**
23. Preventive maintenance – **Not applicable.**
- 24a. Special attributes such as environmental attributes: **Not applicable.**
- 24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at www.Section508.gov/. **Not applicable.**
25. Data Universal Number System (DUNS) number: **1227760838**
26. Notification regarding registration in Central Contractor Registration (CCR) database: **Registered with the System for Award Management (SAM); Registration valid to 10/16/2014 and renewed annually.**

Providing Real Estate Asset Management Services for Over 15 Years

PEMCO, Ltd. is a real estate management company recognized as the leading provider of world class Real Estate solutions.

PEMCO, Ltd. specializes in Real Estate Asset Management Services and Real Estate Solutions, with over 15 years of experience and more than 80,000 properties managed and sold nationwide. PEMCO is proud of its consistent success and commitment to its clients.

Our team of professionals will assist in the successful management, preservation, valuation, marketing and selling/disposition and closing of your real estate properties.

We look forward to an opportunity to work with you.

Services Offered

Residential Real Estate

- Mortgage & Nonmortgage Loan Brokers
- National Brokerage Services
- Title and Lien Search

Property Preservation

- Rental Management
- Cleaning/Janitorial Service
- Routine Lawn Maintenance
- Boarding/Securing
- Housing Inspections
- Plumbing
- Roof repair
- Emergency repairs

Trash Out & Removal Services

- Trees
- Snow
- Debris
- Hazardous Material

Property Inspection Services

- Occupancy
- FHA Appraisal
- Initial
- Bi-monthly
- Termite
- REO
- Lead Base Paint

Management and Marketing

- Asset Due Diligence
- (*Tax, Lien, HOA, Utilities*)
- Occupancy Determination
- Tenant Qualification
- Cash-For-Keys
- Valuation
- Market Analysis
- Marketing and Disposition
- Offer Negotiation
- Closing

Commercial Real Estate & Rental Management

Marketing Services

- Advertising
- Print Media
- Radio Advertisements
- Newsletters
- Web-Based Marketing Tools

Online Services & Education

- Free Monthly Classes
- On-site Training
- Policy
- Manuals
- HUD Forms
- Real Estate Listings
- Electronic Bidding

About PEMCO Limited

PEMCO has 15 years of contract management with the U.S. Department of Housing and Urban Development and has sold over 80,000 assets in our most current MM3 Contract with HUD; PEMCO has over 30 years of contract management ranging from State of Hawaii; U.S. Marine Corps Base; U.S. General Services Administration; and Department of the Army.

Corporate Mission

PEMCO's mission is to provide customized scalable real estate solutions that maximize the potential value of the assets for commercial, government and individual clients.

PEMCO's priority is to provide the highest quality of service to our client's, management of their assets, pursuit of excellence and quality business practices. For over 15 years PEMCO facilitated responsible home ownership for its clients.

We are heavily invested in providing quality customer service through creative marketing initiatives, and intelligent management practices that has earned PEMCO its outstanding reputation. PEMCO's philosophy of educating buyers, agents, and lenders ultimately ensures our goal to provide homeownership opportunities within the U.S. Our highly successful business model applies to all areas of asset management, including government and private sector opportunities.

Quality of Service

PEMCO has successfully executed tasks and carried out responsibilities in pre-foreclosures, foreclosures, property preservation and management, title review, utility & tax management, listing, marketing, and closing owned real estate properties. Our experienced management team has developed an integral knowledge and understanding of managing owned real estate properties that relates to the laws and codes of the region and state in which the property is located.

PEMCO has an established record of marketing properties in the shortest time possible, fostering a respected relationship with home buyers, brokers, lenders, and closing agents while minimizing expense to our clients. PEMCO has also developed favorable relationships with subcontractors and state and local governments, which have resulted in a positive representation of our client programs, directives, and goals resulting in a high level of satisfaction for all involved.

PEMCO'S comprehensive knowledge of Investor/Insurer guidelines, FHA Mortgagee guidelines, laws, regulations, rules and local ordinances, presents a plan for organizing to perform the work such that clients are assured of the highest quality and superior performance. We also understand that contractor capacity and the ability to manage remote locations is extremely important to our clients. We have in place the personnel, facilities, processes, and systems that are needed to support this requirement. By selecting PEMCO, clients can have immediate start up with no disruption of work. All of our systems are in place and ready for immediate contract start-up. Teamwork is key to PEMCO's strength and success.

Our Team

Our PEMCO team has the ability to examine and re-engineer operations and procedures, formulate policy, and develop and implement new strategies on every level and aspect of PEMCO’s asset management contracts.

The personnel at PEMCO are experienced and qualified to perform the contracted services in a meticulous and effective manner. We are in an exceptional position to execute the performance work statement to manage our client’s real estate properties.

PEMCO’s strength lies in our problem solving ability and experience, qualifying PEMCO to perform each task successfully for properties assigned to us. PEMCO’s leadership team has the competence to successfully manage the scope and scale of your inventory nationwide.

PEMCO stresses high performance through continuous learning and team building to promote superior results in all of its endeavors. Each member of our staff strives for excellence and promotes a spirit of teamwork toward our common goal of the highest service to our clients. PEMCO’s leadership and experience promote a premium quality of pride in workmanship and a “can do” attitude in our positive environment.

PEMCO Limited Office Locations

Hawaii 1632 S. King St. Honolulu, HI 96826 Tel: 808-949-0414 Fax: 808-955-0414	California 1601 Response Rd. Ste. 260 Sacramento, CA 95815 Tel: 916-927-7313 Fax: 916-927-7454	Colorado 4500 Cherry Creek S. Dr., Ste. 410 Glendale, CO 80246 Tel: 303-300-1400	Georgia 7000 Central Parkway Ste. 800 Atlanta, GA 30328 Tel: 770-609-6800 Fax: 770-864-9054
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Connect With PEMCO
Facebook: facebook.com/pemcolimited
Twitter: @PEMCOLTD
LinkedIn: linkedin.com/company/pemco-ltd.

Company Name:	PEMCO, Ltd.
Address:	1632 S. King St. Honolulu, Hawaii 96826
Point of Contact:	Tamiko Broms Director of Business Development
Telephone:	916-678-6806
Fax:	916-927-7454
Email:	Tamiko.Broms@PEMCO-Limited.com
Years of Experience:	15+ Years
Business Size/Classification:	Large, Minority-Owned Business
DUNS/Cage Code:	122760838 / 0C013
Categories:	Asset and/or Portfolio Management Services Brokerage, Marketing and/or Property Management Services Financial and/or Consulting Services Appraisal Services/Inspection Services
GSA Schedule Holder	Yes
NAICS Codes:	522310, 531210, 531311, 531320, 531390, 541611, 541613, 561210
SIC Codes:	6531, 8741, 8744, 8748