



Spinello Property Management, Inc. is a full service property management firm established in 2000. This company currently maintains an inventory of approximately 2,000,000 square feet of commercial and residential properties under exclusive full service management contracts in the Coachella Valley.

Historical Time Line:

- **2000**
Sam established **Spinello Property Management, Inc.** a full service property management company.
- **2009**
Spinello Property Management, Inc. doubles in size to approximately 2,000,000 square feet under exclusive full service management contracts.

Company Principles:

The continued growth and success of the **Spinello Property Management, Inc.** is due to never losing sight of our basic philosophy, "Take excellent care of the client and the clients property". To keep the company focused on that, the **Spinello Property Management, Inc.** is guided by the following basic principles:

- The clients interest is foremost
- Act in the best interest of the client and their property.
- Communicate as often as necessary with clients and safe guard their information.
- Eliminate risks and achieve results.
- Change for the better.
- Work effectively with subcontractors and government agencies.
- Save clients time and expense.

The keys to the **Spinello Property Management, Inc.** future lie in the company's experience in:

- Matching opportunity with the right management teams.
- Eliminating waste while capitalizing on assets.
- Focusing on the company's core discipline of providing services to the real estate industry.
- Engaging a growth strategy that enhances company value and reduces risk.
- Seamlessly blending acquisitions to generate the highest return.
- Remaining privately owned to be able to act quickly on opportunity.
- Committing to the latest technologies to maximize information and communication assets.

Philanthropic Associations:

- Eisenhower Hospital
- The Living Desert
- Children's Discovery Museum of the Desert
- Southwestern Growers (benefiting the Boys and Girls Club of Coachella)
- Riverside County Sheriffs Executive Council
- FIND Food Bank

Biographies

Sam Spinello

Founder/Owner – Lic. #01158773

sam@spinellocompanies.com

Educational Background

University of San Diego – San Diego, CA

Bachelor of Arts - Business and International Relations

Principle Career Highlights

Founder of the Spinello family of companies:

1997 – Spinello Commercial Real Estate, Inc.

1998 – Spinello Services, Inc.

1999 – Spinello Properties, Inc.

2000 – Spinello Property Management, Inc.

Historical Overview

Since 1993, Sam has specialized in leasing commercial properties in the Coachella Valley.

In 1997 Sam established his own leasing and brokerage firm, Spinello Commercial Real Estate, Inc. and currently maintains an inventory of approximately 3,000,000 square feet under exclusive leasing contract.

In 1998, Sam established Spinello Services, Inc. to aid clients with entitlement issues related to the development of commercial properties. This company has aided in the successful construction of over 1,000,000 square feet of commercial buildings in the Coachella Valley.

Sam established Spinello Properties, Inc. in 1999 which own 225,000 square feet of commercial buildings located in the Coachella Valley.

In 2000, Sam established a full service property management firm by the name of Spinello Property Management, Inc. This company recently doubled in size in 2009 and now holds an inventory of approximately 2,000,000 square feet under exclusive full service management contracts.

Philanthropic and Civic Organization Activities

- Member of the Board of Governors for Eisenhower Hospital
- Member of the Board of Trustees for The Living Desert
- Member of the Board of Directors for Children's Discovery Museum of the Desert
- Member of the Board of Directors for Southwestern Growers (benefiting the Boys and Girls Club of Coachella)
- Commissioner on the Riverside County Sheriffs Executive Council

Affiliations

Sam serves on the Board of Directors for Western Community Bancshares which conducts business as a bank holding company that owns and operates Frontier Bank fsb., dba El Paseo Bank and dba Great Western (a mortgage company).

Margaret Magnuson

Property Manager – Lic. #01279027

margaret@spinellopropertymanagement.com

Principle Career Highlights

Over 13 years in Real Estate Management for CB Richard Ellis, Inc. with clients including Lennar, POB Apollo and One Lakeshore Drive. Marge has been with Spinello Property Management for 6 years and holds a California real estate license.

Philanthropic and Civic Organization Activities

- Treasurer of the local American Business Women's Association

Rex Olaires

Property Manager

rex@spinellopropertymanagement.com

Educational Background

Loyola Marymount University – Los Angeles, CA

Bachelor of Science – Business Administration and Accounting

Principle Career Highlights

Rex has over 15 years of combined experience working as an assistant controller and property manager with CB Richard Ellis, Inc. and Sanderson J. Ray Development. His client list included nationally recognized companies such as UBS Realty, TA Realty and Tobishima Development Company. He was responsible for financial reporting packages, participation in financial and operational audits. Rex has been with Spinello Property Management, Inc. for 1 year.

Mavis Northern

Property Manager – Lic. #00780995
mavis@spinellopropertymanagement.com

Principle Career Highlights

Mavis Northern is a Certified Shopping Center Manager

Formerly Corporate Director of Property Management, with over 35 years experience managing shopping centers, malls, office and industrial parks of which 4 years have been with Spinello Property Management, Inc.

As Director of Property Management trained and supervised a national staff of property managers, overseeing five (5) million square feet of retail portfolio. Experience includes areas of development, tenant improvements, leasing, and marketing and management functions. Mavis holds a California Brokers license.

Philanthropic and Civic Organization Activities

- Treasurer Palm Springs Sunup Rotary

Cindy Lepley

Staff Accountant
cindy@spinellopropertymanagement.com

Principle Career Highlights

Cindy joined the staff of Spinello Property Management, Inc. 1 year ago and has over 36 years in accounting experience, which includes 16 years in manufacturing/distribution, 14 years staff account, 6 year in accounting offices, 2 years in the resort community and 6 years in construction accounting. Cindy is versed in multiple Accounting packages:

- Intuit – MRI
- MAS 90
- Timberline Accounting
- Peachtree Accounting
- Platinum Business Works
- Real World
- Business Library
- Quickbooks Pro (numerous versions)

Larry Rhoton

Real Estate Agent – Lic. #01329655
larry@spinellopropertymanagement.com

Principle Career Highlights

Larry has over 25 years experience as a retail leasing, sales, and operations specialist. In 1982, he began working in retail, where over the next 13 years his depth of experience included owning and growing multiple store retail outlets. Then he spent the next 5 years working as a sales manager, responsible for increasing same store sales figures through effective team management and motivation. In 2000, Larry began working in real estate, where his experience has included real estate finance, sales and most recently, commercial real estate specializing in retail leasing, land sales/acquisition, and investment opportunities.

Larry has been a member of the leasing team at Spinello Commercial Real Estate, Inc., for the past 2 years and holds a California real estate license.

Affiliations

Member of the International Council of Shopping Centers.

Diane Sampson

Office Manager / Lease Administrator – Lic. #01507324

diane@spinellopropertymanagement.com

Educational Background

Iowa Central Community College - Fort Dodge, IA
Associate of Arts – General Studies

Principle Career Highlights

Diane has been with the Spinello Companies for 7 years. Prior to becoming involved in commercial real estate and property management Diane owned and operated her own commercial travel agency for eight years. Diane also holds a California real estate license.

Philanthropic and Civic Organization Activities

- Member of the Board of Directors for Palm Springs Sunup Rotary

Linda Nu'uavali

Field Maintenance Manager

linda@spinellopropertymanagement.com

Principle Career Highlights

Linda has over 25 years in the banking and mortgage fields working for such companies as Surety Federal Savings Bank, GMAC and Residential Funding Corporation, the mortgage branch of RFC. Linda also owned her own construction company, New World Construction, building Geodesic dome homes in Northern California in the late 70's and early 80's. Linda has many years of accounting experience and Mortgage Auditor experience for FHA and VA loans. Linda joined the staff of Spinello Property Management, Inc. in April 2010.

Judea Gicaraya

Property Coordinator

judea@spinellopropertymanagement.com

Educational Background

Centro Escolar University – Manila, Philippines
Bachelor of Science in Commerce – Marketing

Principle Career Highlights

Judea has 6 years of combined developer and property management working experience. She worked as Personnel Officer with DDC Land Inc for 4 years. Later, she joined McLean Company Rentals as Leasing Assistant which enhanced her property management skills. Judea has been with Spinello Property Management Inc since November 2010.

Services**Summary of Services**

- Full service accounting including accounts receivable, accounts payable and monthly financial reports
- Lease management
- Management of the physical property
- Monitoring of vendors and projects on the property
- Complete budgets for upcoming calendar year
- Competitively bid insurance policies and assess properties needs annually
- Service loans, mortgages and personal property taxes pertaining to the property

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References:

Available upon request

