

# NFC

A M E N I T Y M A N A G E M E N T





“It’s not only **where** you live, but **how** you live.”



***“Units in buildings with managed amenities can sell for 15- 20% more than those in basic buildings.”***

- Jonathan J. Miller, President of the appraisal firm Miller Samuel  
The New York Times

S I G N A T U R E

# LIFESTYLE

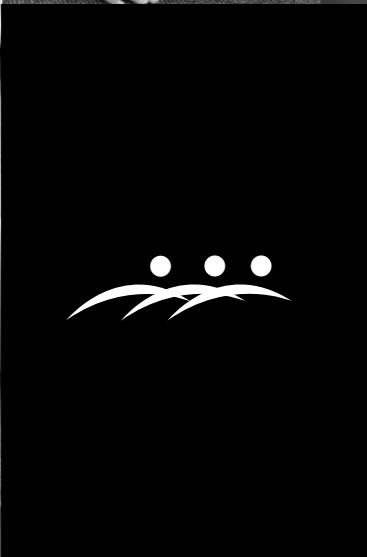
**OUR APPROACH IS SIMPLE.**

**WE CREATE A TEAM THAT SPECIALIZES IN RESIDENT SATISFACTION.**

NFC's residential division services 100+ communities across the nation. Our trained team greets each and every guest warmly, learns the wants and needs of residents, and becomes a central, go-to resource that binds the community together. From managing the Fitness Center, Spa and Pool to offering delicious Sunday Brunches, our range of services cover the entire spectrum ensuring that there is always something soothing for everyone!

***“If your community does not have all the amenities in place or close to being in place, buyers are running. They are looking for development stability...”***

- Communities Trend



# SER VICE SCE

NFC Amenity Management understands that your recreation and leisure time is valuable. That's why our handpicked team of Lifestyle Management professionals work round-the-clock to transform your environment into a five-diamond resort-style property.

Our full listing of services include:

- Fitness Center and Spa Management
- Certified Pool Operations and Staffing
- Lifestyle Management and Signature Activities
- Concierge Staffing
- Architectural and Design Services

Don't have time to arrange for that last minute dinner reservation? Need your car washed?

Let us handle the details for you.

Need a minute to relax?

Indulge in the amenities offered by the spa in your community.

Want to celebrate?

Let an NFC Lifestyle Director introduce you to a social calendar filled with weekly events and live entertainment!

***"Homeowners are demanding 24 hour concierge and business support services."***

-National Association of Realtors



# FIT NES S CEN TER

MANAGEMENT +  
PROGRAMMING

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## SIGNATURE CLASSES

Always a step ahead of the game, NFC Amenity Management's fitness programming is at the forefront of the health and wellness industry. Our class schedule offers residents of all fitness levels the opportunity to get fit! From core training to boot camp, yoga and Thai Chi, the variety of classes offered keep your enthusiasm for exercise alive!

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## SIGNATURE TRAINING - PRIVATE

NFC Amenity Management's personal trainers are dedicated to excellence. Whether it is weight loss, improved performance, or a total body transformation, our Signature Training does it all!

Allow us to help you find your ultimate fitness balance. We offer:

- Personal Trainers
- Fitness Boot Camp
- Zumba
- Yoga for Beginners
- Power Yoga
- Kickboxing
- Cardio Training
- Weight Training

*"Life today is so full that many people are asking themselves what is more important, a large lawn that must be maintained or a full-service gym only steps from their home."*

-National Association of Realtors



# SPA

MANAGEMENT + PROGRAMMING

Life is hectic and NFC Amenity Management knows that. In today's world, time is a luxury. That's why we provide our residents the opportunity for true relaxation in the convenience of their own community. Our professionals create spa packages to please the most discerning tastes. Relaxation doesn't take long. Let NFC Amenity take you there!

NFC Spa Facilities Offered:

- Deep Tissue Massages
- Stone Therapy
- Body Treatments
- Facials
- Waxing
- And Much More...



NFC's Pool Division can ensure your pool operations run flawlessly. Our nationally certified "C.P.O's" (Certified Pool Operators) are certified in the testing and maintenance of pool chemicals and cleaning procedures.

# CERTIFIED POOL OPERATIONS

Choose NFC and Enjoy the Benefits of:

- Certified Chemical Management Program
- Health Department Compliance, Weekly Water Testing
- Pool Inspections
- Pool Safety Plans
- Pool Maintenance Service
- Chemicals/Products
- Emergency Visits
- Service Work



# LIFE STYLE MANAGEMENT

## NFC LIFESTYLE DIRECTORS WORK YEAR-ROUND TO CREATE A WARM SENSE OF COMMUNITY.

### SIGNATURE ACTIVITIES

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Anyone can throw a party, but a good party takes research, creativity and flawless execution. Our lifestyle team devotes countless time and energy to create the most innovative ways to keep you entertained. Whether taking a yoga class or learning about wine through our tastings, our monthly activities engage all residents.

### SIGNATURE SOCIALS

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NFC Amenity Management devotes time getting acquainted with residents and guests. Our team works one-on-one with community members and gets to know the social needs of the community.

Signature Socials executed by NFC Lifestyle Directors include, but are not limited to:

- Wine and Cheese Tastings
- Yappy Hour
- Tapas Night
- Spa Days
- Martini Night
- Sunday Brunch
- Yoga

***“Trend: Sense of community.”***

-RealityTimes.com



NFC Concierges create a warm sense of community. Let us say “Welcome” and “Welcome back”. Schedule your massage appointments online. Enjoy the simple comfort of knowing that NFC’s concierges are working round-the-clock to give you the best in service - every day, every way.

# CON CIE RGE

S E R V I C E S

NFC’s Five-Diamond Concierge Services provide professional front desk attendants and trained personnel to accommodate:

- Security and Video Surveillance
- Pet Care
- Limousine and Car Service
- Dry Cleaning
- Mail Pick-Up
- Complete While-You-Are-Away Service
- Dining Reservations
- And Much More...

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## SECURE CONCIERGE SERVICES

Building on our nationally recognized Concierge Services we have added the sense of security you deserve. Our Secure Concierge Services include all of the Concierge Services plus:

- Security Guard Services (Un-Armed)
- Vehicle/Mobile Patrols
- Walking/Foot Patrols
- Guard House or Lobby Security
- Control Room and CCTV monitoring
- Temporary and Special Event Security
- Guard Services Safety Awareness Seminars
- Security Planning Design and Implementation



# ARCHITECTURAL

DESIGN SERVICES

NFC uses designers to create inspiring environments where we transform good ideas into great spaces. Our design team creates breathtaking and functional amenity spaces for our clients nationwide using collaboration as a tool to ensure that our ideas solve their challenges and create real value. Change is inevitable with today's fast paced trends.

NFC has the ability to create a timeless design that will last for years so that you may enjoy your space without worrying if it is behind the times. We accomplish our trademark signature of timeless design by working with our clients through concept development and space planning to complete design of the entire facility.

Every project receives our individual attention at each stage of the development process.



NFC Amenity Management has earned its lead as the nation's top Lifestyle Management Company.

# WHY NFC

Many of our team members hold degrees in Hospitality, Resort or Hotel Management. NFC devotes continuous training for even the most seasoned team members. Modeled after the Ritz Carlton and Disney service, our team members undergo hours of service training.

Let us perform an Amenity Analysis for your Community

NFC analyzes proposed or actual amenities for desirability, current trends and cost-effectiveness. We then factor the costs for staffing, insurance, and operations to determine if the cost of the amenities would be recouped by the association in the sales or re-sale process. NFC also analyzes the impact on monthly common charges to the residents. From there, we develop scenarios to determine the best operating models for efficiency including staffing levels for budgets to meet the association's goals.

***“ The smart operators in the industry will emulate the techniques found in the Hotel/Hospitality Industry and incorporate talent from this sector into their operations. This will mean and upgrade in amenity and recreational options.”***

-TopRetirement.com







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