TruPoint
PROPERTY ADVISORS

trupointadv.com
matt@trupointadv.com
612-440-8660

Maximize the return on every dollar you put into your property.

TruPoint puts real contractor knowledge on the owner's side of the table. Our partners came up through construction and building materials and have worked on thousands of properties, so whatever your buildings are doing, we have a plan for it.

FROM THE FIRST INSPECTION THROUGH THE LIFE OF THE PROPERTY.

1 Initial Property Review FREE

Start with what you have: background on the property, a Reserve Study, or the hot button items on your list. We review it and come back with suggestions on where to start and how to approach it.

2 Reserve Studies

We prepare **Reserve Studies**, and every one includes a full **Action Plan** that works through the budget component by component, so every dollar has a planned return on investment behind it.

3 Scope Build

A scope beyond the builder's mindset. We bring in the latest building product technology and applied building science, modernized to code, and follow the work into every connected system to manufacturer specifications, down to the flashing at each transition.

4 Bid Processing

Every bidder prices the same scope, so the numbers compare line for line. We bring qualified contractors to the table, gather three bids, and review them together.

5 Project Oversight

Oversight from the first day to the final invoice. We visit the site regularly, document the work with photos, check each invoice against the contract, and review change orders. We finish with the final walk, so the owner, the manager, and the contractor all sign off on a job done right.

6 Consulting and Connections

For a single question, we consult by the hour. That includes **insurance reviews**: a claim, or the maintenance your policy requires to keep proper coverage. For the work itself, our network brings **Industry Professionals**, licensed specialists, and financial connections, including **Housing Improvement Area** assistance through your city. (A city program that finances association improvements.)

WHAT IT COSTS

Free	Initial Property Review.
Quoted after the review	**Reserve Studies**, Action Plans, Scope Build, Bid Processing, and Project Oversight.
$195 an hour	General consulting, up to a cap you set. Time and material, not to exceed.

Where can we help?

Bring us your data. We'll bring suggestions and build the plan with you.

matt@trupointadv.com
612-440-8660
trupointadv.com

Scan to book the free review

Turn over for a real example from a Minnesota townhome property.

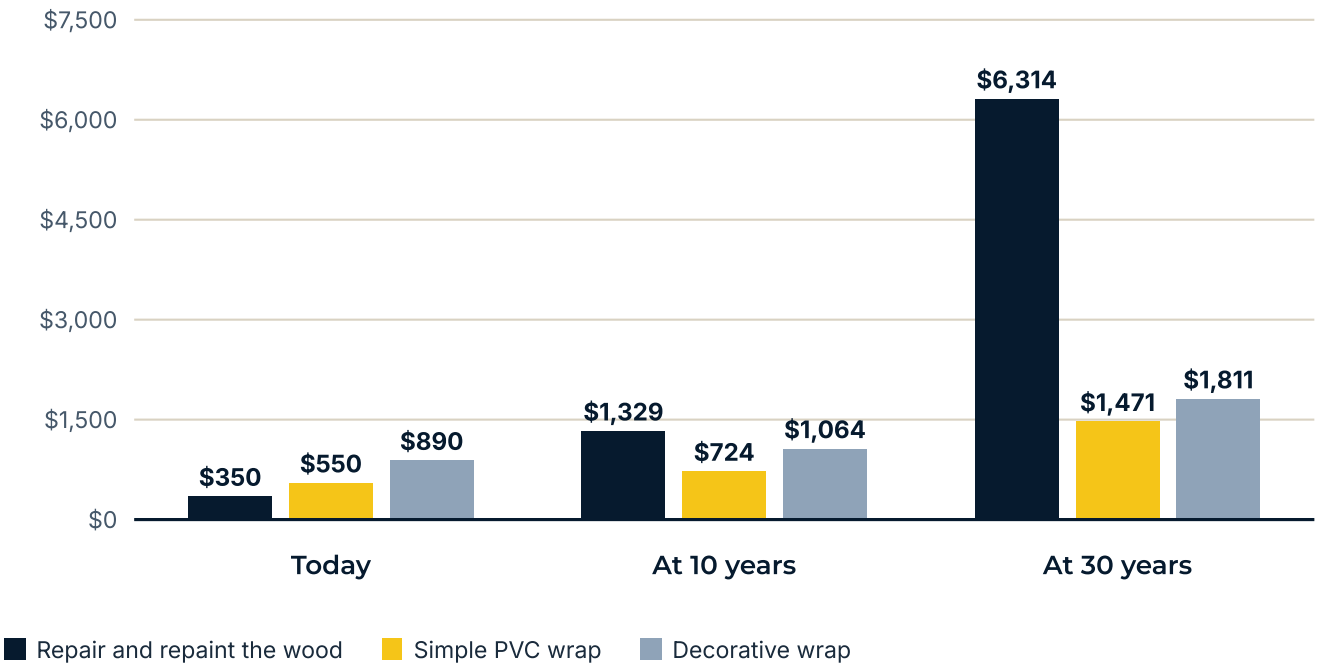
A REAL EXAMPLE

One porch column, three ways to pay for it.

The wood porch columns at a Minnesota townhome property had reached the end of their expected life. The board could keep the wood and follow a repair and repaint schedule, wrap the columns in PVC, or wrap them in a decorative PVC that keeps the same look. We priced all three over thirty years, with construction costs rising 5 percent a year.

Cost per column

Money actually spent over time, including carpentry repairs, repainting, and caulking, at 5 percent yearly cost increases



That is one column. This property has 174 of them. The simple wrap saves the association about $840,000 over thirty years.

Now picture the roofs, siding, decks, and pavement on a larger property. The Action Plan runs this math on every component, so you know what each path costs before you choose one.

Where can we help?

Bring us your challenges and existing data. We'll bring suggestions and build the plan with you.

matt@trupointadv.com · 612-440-8660 · trupointadv.com

Scan to book the free review

Figures from the TruPoint cost analysis delivered to the board, August 2026. Budgetary planning figures at August 2026 market rates, not bids.