

## IONICA Preferred Property Manager



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IONICA WORLD is the preferred and native property manager for all real estate assets listed on the Link Club platform. As such, it is fully integrated with Link's operational ecosystem, offering seamless compatibility across rental management, ownership tracking, and reporting.

While IONICA WORLD is the default manager, owners retain the right to vote to replace the property manager through the LLC's governance process, as outlined in the operating agreement. Any such decision requires a majority vote of the fractional owners.

### Benefits of Using IONICA WORLD

IONICA was fully integrated to support fractional ownership on the Link platform, offering unique advantages:

- **End-to-End Rental Management:** IONICA handles both long-term and short-term rentals, coordinating everything from marketing and customer service to cleaning and channel distribution. Properties are listed across major platforms like Airbnb, Booking.com, and others to maximize visibility and occupancy.
- **Personal Use Night Management:** IONICA can automatically handle allocation, scheduling, and blackout tracking for personal use nights across all owners.
- **Reserve & Expense Tracking:** IONICA provides live updates on each property's reserve status and upcoming expense forecasts.
- **Instant Ownership Updates:** When a fraction is sold or transferred, IONICA's system reflects the change immediately—ensuring accurate access rights and reporting from the moment of transfer.
- **Dedicated Wallet:** (similar to a PayPal Balance Waller) All income, deductions, and balance transfers are processed through a user-friendly wallet experience.
- **Unified Dashboard with Filtered Reporting:** Owners can view all activity across their entire portfolio in one wallet. Even if you own fractions in multiple properties, you can filter by property or individual fraction to see detailed performance, expenses, and income.

### Expense Management

IONICA handles all property-level financial obligations, including:

- HOA Dues
- Property Taxes
- Utilities (electricity, water, internet, etc.)
- Maintenance and Repairs
- Accounting and Reporting

These expenses are deducted automatically from the gross rental income generated by the property. The remaining net rental income is distributed to owners.

### Transparency & Financial Oversight

IONICA provides:

- Monthly performance statements
- Year-end financial reports
- Detailed transaction history per fraction and per wallet
- Built-in audit trail for compliance and tax purposes

### Owner Responsibilities

Owners are responsible for maintaining sufficient reserves in their wallets if property income falls short of expenses. In cases of major repairs or vacancies, IONICA may issue a capital call notice to cover costs.