



Property ADVANTAGESM

PROFESSIONAL MANAGEMENT PARTNERS



PROPERTY MANAGEMENT & TENANT PLACEMENT SERVICES

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About PropertyADVANTAGE

Our goal is to create and solidify a high standard of excellence both internally and throughout the Property Management Industry. Through our sincere commitment to our clients, our innovative and creative team set the standard for quality property management in San Diego County and beyond.

Our skilled professional property managers devote unmatched attention to managing your residential property while staying current on rental laws and regulations. They make it their mission to care for your property while keeping your best interests at heart.

Great customer service coupled with our commitment to doing what's best for you allows us to cultivate positive, long-term relationships with our clients.

Why Choose Us

Our team of experts manage all those unwanted headaches that can arise from owning a rental property, including tenant turnovers, late night maintenance calls, and tedious monthly accounting tasks.

At PropertyADVANTAGE Our Team Will:

- Market your property
- Schedule showings
- Screen potential tenants
- Provide accounting services
- Schedule inspections
- Manage repair issues

We will also be the first line of defense when responding to tenant requests and can help your property run more efficiently while keeping your property up-to-date and in compliance with local and state regulations.

In addition to finding great tenants, our team will manage all aspects of the tenant-landlord relationship. We'll manage routine and emergency maintenance, perform property evaluations and manage any situations where conflict resolution is required.

PropertyADVANTAGE takes care of all of the day-to-day issues associated with managing your rental property. As a result, you maximize rental income, ultimately giving you more free time to focus on what matters to you.

Why Property Management Services Work

If you have recently acquired an investment property, you are most likely searching for approaches to enhance your property and increase the value of your recent investment. Hiring a property management company can help save you time and protect your investment. Check out just a few reasons why property management services work:

- You don't have to deal with any of the tenant headaches
- You don't have to be a handyman
- You don't have to keep up with ever-changing state and local laws
- You can invest in properties anywhere in the world
- You'll make better investment decisions with professional guidance
- You can reduce the busy work and focus on growing your portfolio
- Affordable monthly management fee

Full Service Property Management



Accounting Services

- Rent Collection
- Bill Payment
- Direct Deposit of Owner's Funds
- Online Owner Portal



Advertising

- Professional Grade Property Photos
- Property Listings on 30+ Websites, Including Craig's List, Zillow and Trulia
- Showing Available Properties



Tenant Placement Services

- Tenant Screening Including Criminal and Eviction
- Execute Rental Agreements and Required Disclosures

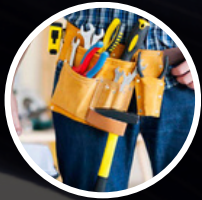
"FANTASTIC SERVICE!"

"Consistently professional and fantastic service! They have a personal relationship with every client and work to increase the value of our properties. Great work."

We will stay with
PropertyADVANTAGE for the
long haul."

- Scott, Del Mar
Multiple Property Owner

Full Service Property Management



MaintenanceADVANTAGE

- Maintenance Coordination
- 24 Hour Emergency Service
- Property Evaluations



Administrative Support

- Conduct Market Analysis
- Lease Preparation and Execution
- Eviction Assistance
- HOA - Tenant Relations



“FIVE STAR COMPANY!”

“The PropertyADVANTAGE team provides excellent five star property management services. We are fortunate to have such professionals looking over our rental property and would recommend them to anyone looking for a stellar organization.”

- Jesus & Jutta, Oceanside
Property Owners

Our Property Management Service is a Three-Step Process:

01

Get Ready

- Comprehensive Analysis of Fair Market Rental Rates
- Provide Recommendations for Maintenance Projects
- Coordinate Maintenance to Prepare Rental Property for Occupancy

02

Get Set

- Creatively Advertise and Market Vacancies
- Host Property Showings
- Thoroughly Screen Prospective Tenants

03

Go!

- Execute Rental Agreement
- Rent Collection and Conduct Thorough Move-In Inspection
- Ongoing Management of Property

One-Time Tenant Placement Services

Although we are a full service property management firm, we offer owners One-Time Tenant Placement and Leasing Services. This allows you to customize our services to fit your needs.

We know that finding qualified tenants can be a difficult and time-consuming process, which is why we strive to make it easy. Easy as one, two, three!

Step 1

- Provide market rent analysis
- Recommend maintenance projects
- Facilitate maintenance to get property in rent ready condition

Step 2

- Creatively advertise and market vacancies
- Show vacant units
- Thoroughly screen prospective tenants
- Our tenant screening process includes:
Verifying tenant employment and income,
interview current and past landlords and
obtain and review a credit report

Step 3

- Execute lease/rental agreement
- Collect security deposit
- Conduct move-in inspection
- Provide original documentation and accounting

Our Client Portal For Your Convenience

Our owner and tenant portals are designed to make your lives easier by providing secure, access to property performance, maintenance status and payment history. Whether it's submitting a work order or paying rent online, PropertyADVANTAGE makes it simple.

Owner Portals

- Access to shared documents
- Property or unit inspection reports
- Financial statements
- Work orders and statements
- Online payment options via eCheck

Tenant Portals

- Pay rent online
- Submit maintenance requests
- View or download lease agreements
- View tenant liability insurance coverage



Ready to Request a Quote?

Get In Touch

PropertyADVANTAGE

5142 Avenida Encinas

Carlsbad, CA 92008

Contact Us!

Phone: 877.808.4545

Email: info@propadvantage.com

www.propertyadvantage.com



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