



Property Management Experts

*"The reliability you've come to expect
in Property Management "*

ABOUT OUR COMPANY

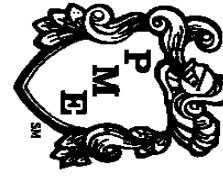
Founded in 1980, **PROPERTY MANAGEMENT EXPERTS (PME)** has become one of the largest and most experienced management companies in the Central Valley, handling both residential and commercial investment property. With offices from Elk Grove to Salida we manage over 1,600 units in communities from Roseville to Fresno.

We offer the reliable and efficient property management service that you deserve. Our experience gives us expertise in: local rent structures, lease agreements, maintenance needs, insurance requirements and landlord/tenant law.

PROFESSIONAL PRIDE

PME takes pride in its staff of property management professionals and the services we offer. Whether you have one or one hundred investment properties, PME will deliver the same efficient, courteous service.

Please call us today at (209) 465-5000, extension 6432 for more information. If you are calling from out of town, dial **1-800-FONE-PME** extension 6432. Our highly trained staff will be waiting to answer your questions.



Property Management Experts
200 West Harding Way
Stockton, CA 95204

Are You Tired of Managing Your Rental Property?

Are you **TIRED** of chasing your
tenants for rent?

Are you **UP TO DATE** with the current
Rental Legislation?

Are you **TIRED** of late night phone
calls for repairs?

Are you **FRUSTRATED** trying to find
reliable vendors to do repairs for you?

Are you **TIRED** of the day to day
headaches from your tenants?

If you answered **YES** to any of the ques-
tions above, the information inside can
change the way you look at owning rental
property!



Services

PME is designed differently than most property management companies. Our specialists in each department are very experienced, spending many hours training so that they will provide you with excellent customer service. We also have a Certified Property Manager (CPM) and a Master Property Manager (MPM) on staff with 20 years of property management experience.

We Offer Two Types of Service

Full-service Management

At PME your property will be assigned to one of our experienced Account Executives. They will work closely with you ensuring that your goals are met and your property is expertly managed. Accounting, maintenance, marketing and new tenant applications will no longer be your burden. We belong to the National Association of Residential Property Managers (NARPM). Our AEs have continually succeeded in obtaining higher rental rates compared to our competition.

“Our only business is to relieve owners of the day-to-day details - so you can relax and attend to other business”

Fee Rental Management service

This service includes finding a tenant, qualifying the tenant, signing them up on a lease and completing a move-in inspection. Once we have completed all of the above we turn the management back over to you.

Personal Service

Application Department

Our computerized credit, employment, criminal, eviction and rental history checks will screen applicants and provide you with only qualified and reliable tenants. We complete these applications as quickly as we can and contact you with complete applicant information, so that you may be involved in the decision making process.

Accounting Department

You will receive monthly cash flow statements and year-end 1099 statements. You can also authorize PME to make payments of: mortgages, insurance, taxes, security services, and licenses so that you won't have to worry about writing those checks every month. With our direct deposit services we can deposit proceeds quickly and directly to your account which will save you time.

Marketing Department

Our aggressive advertising coupled with our ability to show your property seven days a week means that you will get more exposure and activity. Our website is seen by hundreds of potential renters each day and we supply a complete updated list of available rental properties.

“Every Aspect of our service is focused on maximizing your investment”



Our Mission Statement

Manage your property fairly, guided by your goals while maximizing your net income and property appreciation.

Maintenance Department

Our maintenance department specializes in an effective maintenance program. We carry a General Contractors License. Some of the services they provide are:

- Low-cost, competitive bids from licensed insured contractors
- 24 hour emergency service
- Use of handy man for small jobs
- Complete coordination of turn around work following move-out
- Move In and Move out inspections
- Annual interior and exterior inspections