

ABOUT OUR COMPANY

Founded in 1978, **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. From our corporate office in Stockton and our branch offices in Elk Grove (in addition servicing the Lodi and Galt Areas), and Salida (servicing the Tracy, Mountain House and Modesto, Turlock, Ceres areas) we oversee the effective management of over 1,600 units in communities from Roseville to Riverbank. Our success lies in offering you the reliable, 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.

SERVICES

We have two types of services, Full-service management and Fee Rental Service (one time management). Full-service management includes daily advertising of vacancies. Your vacancy will automatically be included in PME's "FREE" DAILY RENTAL LIST, which is available at any of our offices. This list is then transferred to our automated RENTAL HOTLINE system. In addition, your vacancy will be posted to PME's WEB SITE (***WWW.PMERENTS.COM***) which receives as many as 80,000 inquiries per month from all areas of California and beyond. Scheduled showings of vacancies are performed seven days a week (selected offices) by professional leasing agents. PME's full-service management also includes computerized accounting, careful tenant screening and a high-quality maintenance program that provides 24-hour emergency service.

We also offer a one time (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.

YOUR "A.E." AND YOU

You're not "just a number" with PME! Your property will be assigned to one of PME's Account Executives (A.E.). **Your personal "AE" works for you and with you** to see that your property is managed profitably and effortlessly. Our AE's have a Real Estate License from the State of California Department of Real Estate. They belong to the National Association of Residential Property Managers (NARPM). Their affiliation with NARPM provides a valuable opportunity to network both locally and nationally with other professional property managers to problem solve. Each A.E. also receives continuing education in the field of property management.

PME DEPARTMENTS

PME is designed differently than most property management companies. Instead of each person in the company having to know how to do everything well, we have structured our company to have specialists in each field. We have an Application Department, an Accounting Department, Marketing Department, and Maintenance Department. Our Account Executives work with you to coordinate between all departments. Each employee in their particular department are experts in

their field. They spend many hours of training and learning about their jobs so that they can provide you excellent customer service.

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.