



**Atlanta Area**  
PROPERTY AND MANAGEMENT, INC.

Professional Residential Property Management Throughout Metro Atlanta

# Own the Property. Not the Headaches.

**Atlanta Area Property and Management Inc**

*Georgia-Licensed • 100% Residential • Metro Atlanta Since 2009*



# We Know Why You're Here.

The dream was simple — own the property, not the headaches.

## The Painful Reality

- Not knowing if your property is being maintained or neglected
- A property manager who disappeared when you needed them most
- Lease violations you didn't find out about until it was too late
- Contractors you couldn't trust — overcharged, and the work still wasn't right
- Evictions that dragged on for months

*Most property management companies collect rent.*

*We help owners build wealth by protecting the value and performance of their investment.*

## What You Actually Deserve

- A fully vetted tenant in a lease built to protect you — not them
- Regular property inspections, so nothing goes unnoticed
- Maintenance handled promptly by vetted, insured contractors
- Aggressive rent collection, with direct deposit to your bank
- A manager who's actually reachable — by text, email, or phone



*Beyond Basic Management*

*Property management is all we do  
- so we do it exceptionally well.*



# Why Owners Trust Atlanta Area Property Management.

Atlanta Area Property Management is a Georgia-licensed brokerage focused exclusively on residential property management. Since 2009 we've helped Metro Atlanta investors protect their properties, reduce stress, and maximize returns.

*Your investment deserves more than basic property management. It deserves experienced professionals who protect its value, maximize its performance, and help you build long-term wealth.*



## Our Credentials

- Georgia-Licensed Real Estate Brokerage
- NARPM Member — National Association of Residential Property Managers
- Named Top Property Management Company — Expertise.com
- Cobb Association of REALTORS® Member
- Equal Housing Opportunity Provider

## Our Track Record

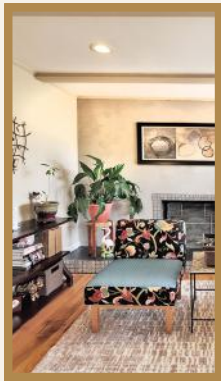
- 15+ years serving Metro Atlanta rental property owners
- Thousands of tenant applications screened
- Thousands of successful leasing placements
- Millions of dollars in residential real estate under management
- Proven systems that protect investments and maximize returns

# Serious Investors Choose Serious Management.



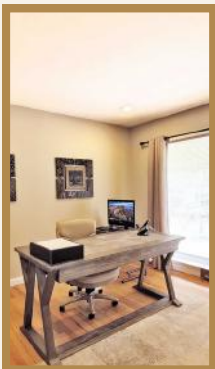
## 1. Full-Service Property Management

- From rent-ready to move-out and back again, we handle every aspect of your rental. Marketing, tenant screening, leasing, maintenance, rent collection, inspections, and financial reporting are all included. You stay informed while we manage the details.



## 2. Section 8 / Housing Choice Vouchers

- Metro Atlanta's Housing Choice Voucher specialists since 2010. We handle HUD compliance, inspections, rent adjustments, and Housing Authority coordination so you receive reliable government-backed rent without the paperwork or hassle.



## 3. Rental Rescue

- Buying a tenant-occupied property, changing management companies, or have a difficult rental situation? We evaluate the property, review leases, communicate with tenants, resolve outstanding issues, and implement a clear plan to stabilize your investment.



## 4. Tenant Placement

- We find the tenant—you choose the management. Whether you manage the property yourself or hire us, we professionally market your home, thoroughly screen applicants, prepare an attorney-approved lease, and complete a detailed move-in condition report.

# Full-Service Management.

Your investment deserves professional management.  
We make owning rental property simple.

## Complete Management. Total Peace of Mind.

Owning rental property should build wealth—not consume your time. At Atlanta Area Property Management, we oversee every stage of your property's lifecycle, from preparing it for the market to tenant move-out and getting it rent-ready again. Our concierge-style approach is designed to protect your investment, maximize income, and eliminate the day-to-day stress of being a landlord.

## We Handle Everything.

- Professional rental pricing and market analysis
- Rent-ready recommendations and vendor coordination
- Professional photography and extensive marketing
- Comprehensive tenant screening and leasing
- Rent collection and owner disbursements
- Maintenance coordination and emergency response
- Annual inspections and lease renewals
- Detailed monthly financial reporting and year-end tax documents

What Owners Are  
Saying



**David Strube: "Excellent property management company... "**

**Yaseen Sajjad: "... reliable and professional team ... "**

**Afua Asabere: "... best property management services ... "**

**Melissa Codio: "...prompt and professional ... "**

# Section 8 Management.

**Metro Atlanta's Housing Choice Voucher Specialists since 2010.**

Managing Housing Choice Voucher properties requires far more than traditional property management. Every Housing Authority has different procedures, inspections, timelines, and documentation requirements. Our team has specialized in the Housing Choice Voucher Program since 2010, giving owners the experience and relationships needed to navigate the process with confidence.

## We Manage the Entire Process.

- Register your property with Housing Authorities
- Market directly to voucher holders
- Process vouchers and required paperwork
- Coordinate inspections and re-inspections
- Negotiate rents with Housing Authorities
- Manage annual inspections and rent increases
- Collect tenant portions and government payments
- Handle maintenance, lease compliance, and renewals

## The Advantage.

Housing Choice Voucher tenants often remain in their homes for many years, creating exceptional long-term stability for owners. We handle the paperwork, inspections, communication, and compliance so you can enjoy dependable government-backed rental income without the complexity.

When it comes to Housing Choice Voucher management, experience matters—and experience is what we deliver.



**Pamela Bryson**  
Rental Property Owner

*Atlanta Area Property and Management Inc. made leasing our investment property completely hassle free. Kathy Pecora has been a pleasure to work with.*

# Specialized Solutions

Because Every Property Owner's Needs Are Different.

**HELPING OWNERS REGAIN  
CONTROL OF THEIR RENTAL  
PROPERTIES.**



## Rental Rescue

Has your rental become more stressful than profitable? Whether you're dealing with a difficult tenant, taking over a tenant-occupied property, transitioning from another management company, or feeling overwhelmed by self-managing, we're here to help.

Every rental problem has a solution. Our experienced team quickly assesses the situation, identifies the issues that matter most, and implements a clear recovery plan. Whether the challenge is a difficult tenant, deferred maintenance,

lease violations, or the effects of poor management, we restore stability, protect your investment, and get your property performing again.

## Tenant Placement.

Not every owner needs full-service management. If you prefer to manage your own property, we'll help you start with the right tenant.

Our Tenant Placement Program includes professional marketing, rental pricing guidance, high-quality photography, comprehensive tenant screening, an attorney-approved lease, move-in documentation, and everything needed to place a qualified tenant with confidence.

Whether you manage the property yourself or later decide to have us manage it, we're here to help you succeed.

# 10 Reasons Owners Stay With Us



## AWARDED TOP PM COMPANY IN ATLANTA

Proudly recognized by independent, verified business review platforms for consistently delivering quality service.



## THIRD PARTY SCREENING

We work with a leading third-party screening provider to consistently ensure fair, accurate, and fraud-resistant results.



## TENANT PLACEMENT GUARANTEE

If the tenant we place breaks their lease within the first 6 months, we'll find and place a new, qualified tenant for you — free.



## ATTORNEY-APPROVED OWNER LEASE

Built from 15 years of real-world experience. Not a template - engineered to protect you, the Owner.



## 18 - 24 MONTH LEASES

Longer leases, automatic renewals and strategic rent increases mean less turnover, more stability, & a performing investment.

## MONTH TO MONTH PROPERTY MANAGEMENT CONTRACTS

Stay because you want to, not because you're locked in. Just 30 days' notice to cancel, no penalties — ever. Your trust is earned monthly.



## PROVEN MAINTENANCE TEAM

Backed by our In-house team + trusted vendors. No hidden fees, no trip fees, no excuses. Nights, weekends, holidays — always.



## AGGRESSIVE RENT COLLECTION

Firm. Consistent. Results-driven. We pursue missed rent from day one, with direct deposit when collected.



## PROTECTION PLUS

\$1M liability coverage + full eviction protection — malicious damage, lost rent, and eviction costs, all covered.



## VACANT HOME POLICE MONITORING

SimpliSafe Security system installed in every vacant home while listed to protect against break-ins and squatters.



## 24/7 OWNER AND TENANT PORTAL

Financials, invoices, leases, repair history, and statements — all in one place, available anytime, anywhere you are.

# Transparent Pricing. No Hidden Fees. Ever.

Every owner has different goals.  
Choose the level of service that best fits your investment strategy.

SERVICE/FEATURE	COMPLETE	CLASSIC	STANDARD	BASIC
Management fee	12% (min \$175)	10% (min \$150)	8% (min \$125)	\$100 (fixed fee)
Leasing fee (Tenant procurement and advertising)	50% of 1 month's rent	75% of 1 month's rent	75% of 1 month's rent	100% of 1 month's rent
Lease renewal and rent evaluation/increase	\$100	\$250	\$350	½ mo rent
OnBoarding	Included	Included	\$100/unit	\$250/unit
ProtectionPlus Eviction Safety Net and \$1M Liability Insurance	Included	\$52 mo	\$64 mo	\$64 mo
Vacant Home Security System	Included	\$45 mo	\$45 mo	\$45 mo
Annual Property Inspection	Included	\$200	\$225	\$250
Monthly Owner Statements	Included	Included	\$10 mo	\$10 mo
Year-End Reporting and 1099's	Included	Included	\$100	\$175

## COMPLETE - 12%

The "Set It & Forget It" Plan

**Customer Favorite.**

Every detail handled. ProtectionPlus + \$1M Liability included. No surprises.

## CLASSIC - 10%

Essentials Plus

Full-service at a lower rate. Nearly everything included. ProtectionPlus is an extra add-on.

## STANDARD - 8%

Starter Coverage

Essential property management, built to scale with you. Add inspections and extras only when you need them.

## BASIC - \$100

Simple & Predictable

One flat monthly fee covers core management. Add services à la carte, and only pay for what you actually use.

## Learn More Online

Visit [AtlantaAreaPropertyManagement.com](http://AtlantaAreaPropertyManagement.com)

View complete pricing, compare management plans, and access our free Owner Resource Center—all in one place.

- ✓ Complete pricing details
- ✓ Rental market updates
- ✓ Owner articles, videos, and guides
- ✓ Property management tips



## **Top 5 Tips Every Rental Property Owner Should Know**

### **1. Price It Right**

The first few weeks on the market are your best opportunity to attract qualified tenants. Pricing correctly often means less vacancy and higher long-term returns.

### **2. Invest Wisely**

Focus on improvements that renters value most, such as fresh paint, updated lighting, clean flooring, and curb appeal. Avoid renovations that won't provide a return.

### **3. Never Cut Corners on Tenant Screening**

The right tenant protects your property and your income. Thorough screening is one of the smartest investments you can make.

### **4. Be Proactive with Maintenance**

Address small issues before they become expensive repairs. Preventive maintenance protects your investment and helps retain quality tenants.

### **5. Think Long-Term**

Successful rental ownership isn't about maximizing one month's rent—it's about protecting your property's value and generating consistent returns for years to come.

## **Focused on Your Investment. Committed to Your Success.**

Whether you need full-service property management, Housing Choice Voucher expertise, tenant placement, or simply have questions about your rental property, we're here to help.



### **KATHY PECORA**

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