



Property  
Management  
Services



## MEET | PERLA ROBLES



### PERLA ROBLES

REALTOR® Property Manager

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## Empowering Clients with Exceptional Property Management Solutions

Dedicated REALTOR® and Property Manager with over five years of experience in real estate and property management. She is passionate about helping clients navigate the rental and home buying process while maximizing the value of their investments. With strong knowledge of the Las Vegas sales and rental market, Perla works hard to ensure her clients receive the best possible results and helps investors obtain the highest possible monthly rent from their rental properties.

A lifelong Las Vegas resident, Perla enjoys building lasting relationships within her community and helping families find the perfect place to call home. Outside of real estate, she is a proud mom of two, an animal lover with three horses and three dogs, and enjoys crafting in her free time.



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## MAXIMIZE YOUR INVESTMENT WITH AARE'S PROPERTY MANAGEMENT

Welcome to AARE Property Management, your go-to source for exceptional property management services customized to your specific needs. Whether you own a single-family home, multi-unit complex, or commercial property, we are dedicated to helping you maximize your property's potential and achieve optimal returns on your investment.

When you choose to partner with an AARE Real Estate Specialist, expect a seamless and personalized experience throughout your property management journey. From the initial consultation to finding your perfect property and beyond, our dedicated specialists will be there for you every step of the way. With their extensive expertise, deep market knowledge, and unwavering commitment to your satisfaction, rest assured that your property management goals are in capable hands.

Interested in owning  
AARE stock?  
Scan the code to  
review the opportunity.





## Property Management Services



We offer a comprehensive suite of services designed to streamline property management and maximize your investment's potential.

### Tenant Screening and Placement:

- Thorough tenant screening to find qualified and responsible occupants.
- Verification of employment, income, leasing history, and background checks.
- Expert marketing strategies to attract a wide pool of potential tenants.
- Careful evaluation to ensure a good fit for your property.

### Lease Management:

- Creation and execution of legally sound lease agreements.
- Enforcement of lease terms and lease payment collection.
- Handling lease renewals, negotiations, and lease increases.
- Clear communication with tenants, addressing concerns promptly.

### Property Maintenance:

- Regular inspections to identify maintenance needs.
- Timely coordination of repairs and maintenance tasks.
- Access to a network of trusted contractors and vendors.
- Emergency maintenance services available 24/7.

### Financial Management:

- Collection and processing of lease payments.
- Detailed financial reports and statements.
- Expense tracking and budgeting.
- Online owner portal for convenient access to financial information.

### Legal Compliance:

- Stay up-to-date with local, state, and federal laws.
- Ensure adherence to fair housing regulations.
- Handle eviction processes in compliance with legal requirements.
- Mitigate risks and liabilities associated with property management.

### Marketing and Advertising:

- Effective marketing strategies to reach potential tenants.
- High-quality photography and compelling property descriptions.
- Utilization of online platforms and advertising channels.
- Quick turnaround time to minimize vacancy periods.



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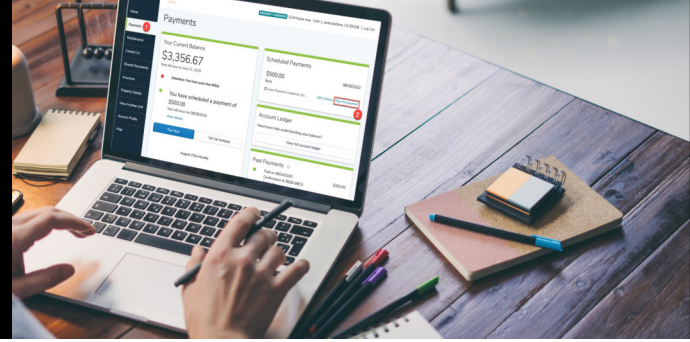
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## Streamlining Property Management



We utilize the robust features of AppFolio, a state-of-the-art property management software, to streamline operations and keep you connected.



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### Owner Portal

- Access your property's financial data, including income statements, balance sheets, and cash flow reports.
- Track lease payments, view invoices, and monitor property performance.
- Conveniently review and approve maintenance requests.
- Generate customizable reports to gain valuable insights into your investment.

### Online Lease Payment Collection

- Say goodbye to manual collection processes.
- Tenants can securely make lease payments online through AppFolio's integrated platform.
- Automated reminders ensure timely payments, reducing late payments and improving cash flow.
- Effortlessly track payment histories and generate reports for accounting purposes.

### Maintenance Requests and Work Orders

- Tenants can easily submit maintenance requests online via the tenant portal.
- Efficiently track and manage work orders from start to finish.
- Streamline communication with contractors and vendors for timely repairs and maintenance.
- Stay informed with real-time updates and notifications on the status of work orders.

### Mobile Accessibility

- Stay connected on the go with the AppFolio mobile app.
- Access property information, financial reports, and communication tools from anywhere, anytime.
- Receive instant notifications on important updates, maintenance requests, and rental inquiries.
- Seamlessly manage your property portfolio, even when you're away from your desk.