

MAXIMIZE CASHFLOW MINIMIZE STRESS

Full-service property management

"We manage your property as if it were our own"



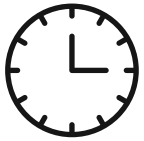
PALM TREE
PROPERTIES

San Diego, California

www.palmtreeproperties.com

RENTAL OWNERSHIP

Comes With Real Challenges



Late or missed rent



Constant decision fatigue



Unexpected maintenance emergencies



Legal and compliance risks



Unclear financial reporting



Unqualified tenants

PALM TREE PROPERTIES
handles the stress for you — while
helping you earn more from your
investment.

PROPERTY MANAGEMENT

Designed by Real Investors

- Built by active real estate investors
- Focused on protecting assets, maximizing income, and minimizing risk
- Investor-first approach that sets us apart



We manage every property as if it were our own, prioritizing long-term value and strong returns.

WHAT YOU GAIN

With Palm Tree Properties



INCOME

- Faster lease-ups
- Reliable rent collection
- Reduced vacancy and turnover



ASSET PROTECTION

- Lower Vacancy
- Less expensive, long-term maintenance



PEACE OF MIND

- Clear financial reporting
- Trusted management

PROPERTY MANAGEMENT PROVEN SYSTEM



1

OPTIMIZE

Market pricing to attract quality tenants and maximize income.

MARKET

Professional photography and advertising to drive demand fast.

2



3

SCREEN

Thorough screening to reduce risk and avoid future issues.



MANAGE

Proactive management that protects your time and income.

4



5

FULL-SERVICE

Property Management

LEASING & MARKETING

- Professional photography & advertising
 - Market-driven pricing & tenant placement
-

OPERATIONS & MAINTENANCE

- Preventive inspections and 24/7 maintenance
 - Trusted vendors and cost control
-

FINANCIAL & LEGAL PROTECTION

- Rent collection and lease enforcement
- PTP Proprietary Lease Agreement
- Owner portal and clear financial reporting

REAL-TIME VISIBILITY

Into Your Investment

Every client receives access to an online Owner Portal to:

- Access financials, leases, and reports anytime
- Track income, expenses, & documents in real time

You'll always know exactly how your property is performing!

The screenshot displays the rentvine Owner Portal interface. On the left is a navigation sidebar with icons for Ledger, Properties, Rent Roll, Statements, Documents, Bills, Work Orders, Estimates, and Payments. A yellow arrow points to the 'Work Orders' icon. The main content area features a 'Welcome' message and several key performance indicators (KPIs) with yellow arrows pointing to them:

- PAYMENTS:** Includes buttons for 'Manage Payments' and 'Make Contribution'. Below is a table with one entry: 02-13-2024, Distribution, eCheck (ACH), \$2,626.40.
- BILLS:** Shows 'Total Unpaid Bills: 1' and 'Amount Unpaid: \$90.00'.
- WORK ORDERS:** Shows 'Pending Work Orders: --', 'Open Work Orders: --', and 'Closed in Last 30 Days: --'.
- REQUIRED RESERVES:** A table with columns for Reserve Amount, Additional Reserve Amount, and Work Order Estimate Amount. Values are \$1,000.00, \$0.00, and \$0.00 respectively. A 'View Ledger' button is present.
- NOTES:** A section with 'No notes created' and an 'Add Note' button.

At the bottom of the sidebar, there are fields for 'Owner:' and 'Portfolio:'.

TRUSTED

By San Diego Owners

“

*I have been involved with real estate investments for over 30 years and have worked with several property mngt companies. **Palm Tree Properties has been the most dedicated, trustworthy, and transparent team I've ever worked with.***

— San Diego Investor – 12 units



“

*Palm Tree Properties **increased my income** and dramatically **improved the quality of my tenants.** I wish I had found them sooner.*

— Former Self-Managing Owner, Client since 2022



“

*My investment returns **have exceeded expectations,** and I have **complete confidence** in how my properties are managed.*

— Multi-Property Owner in Chula Vista



Transparent **PRICING**

Property management pricing should be **straightforward, with no hidden fees.**

8%

**OF MONTHLY RENT
MANAGEMENT FEE**

One-time fees:

**LEASING FEE OF
50%
OF ONE MONTH'S RENT**

**\$395
ONBOARDING FEE**

LEADERSHIP

You Can Trust



Erik Egelko
Strategy & Investments

Erik oversees the firm's management strategy, bringing an investor-focused approach rooted in commercial and residential real estate.



Anthony Beal
Leasing & Maintenance

Anthony is an experienced property manager specializing in residential and multifamily operations, including large portfolios. He excels in leasing, maintenance coordination, and vendor management.



Olesia Uzunova
Finance & Accounting

Olesia oversees financial operations, ensuring accuracy, transparency, and accountability across diverse property portfolios.



Enrique Delgado
Marketing & Design

Enrique leads marketing strategy, blending data and creative design to build engaging campaigns and a strong digital presence.

Is Palm Tree Properties **THE RIGHT FIT?**

Every property and owner is different.
Let's talk about your goals and your investment.



PROPERTY REVIEW

We review your property to determine how to maximize performance.



STRATEGY ANALYSIS

Custom pricing and strategy tailored to your property and market.



MANAGEMENT COMMENCES

We handle setup, documentation, and your portal access.



MANAGE PROACTIVELY

Professional management begins from day one.



WITH US
property ownership
became **simpler**,
more **profitable**, and
completely **hands-off**.



PALM TREE
PROPERTIES

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