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MULTI-FAMILY | RESIDENTIAL



# MISSION STATEMENT

Atlas Property Management's mission is to provide streamlined and automated property management services in a professional, honest, and affordable way. We seek to exceed our clients' expectations while removing the stress of managing rental real estate.

# ABOUT US

Atlas Property Management is owned and operated by local real estate professionals who have specialized knowledge in the real estate industry. As real estate investors themselves, the Atlas team are experts in property management and can provide exceptional service to clients and residents.

Our goal is to provide a streamlined and automated property management solution for all property types in the Pacific Northwest. We understand that managing real estate can be stressful and we hope to eliminate that stress through the services that we provide.

We go the extra mile to make things easier for real estate investors and renters, making Atlas the superior choice in property management services. Within this presentation you will see why Atlas Property Management is the top service company of its kind in the Pacific Northwest.





**ANDY LABUNSKY**  
**PRESIDENT/CEO**

A lifelong Pacific Northwest native, Andy grew up surrounded by real estate through his family construction business. While attending Portland State University, he earned his Bachelor degree with a double major in Finance and Management. Prior to starting Atlas Property Management, he began his career in the banking and alternative investments industry where he gained experience in mortgage banking, niche credit strategies, and asset management. Andy is a licensed Principal Broker in the state of Oregon and a Managing Designated Broker in the state of Washington.



**MARK ILIYN**  
**CFO**

Mark is a born and raised Oregonian. Watching his father work in the construction of homes sparked an interest in real estate for Mark at a young age. Mark graduated from Western Oregon University with a Bachelor degree in Business with a focus in Accounting. He started his professional career working for a CPA firm in Anchorage, Alaska where he gained three years of auditing experience. Mark is a licensed Property Manager in the state of Oregon.



**BRANDON MORETT**  
**COO**

Brandon found his roots in Salem, Oregon. Having spent the last few years heavily engaged in real estate throughout the Pacific Northwest, he has developed an in-depth knowledge of both urban and suburban markets. With his Certified Occupancy Specialist (COS) achievement, his background in new development allows him to create successful marketing strategies as well as produce unexpected increases in profit for owners seeking to develop real estate. Brandon's strengths are in property management, networking, marketing, and continued business progression.

# CLOUD-BASED TECHNOLOGY

Atlas Property Management utilizes Appfolio, a cloud-based property management technology.

Appfolio is an industry leader and provides cost-effective rental property management software that allows Atlas to service multifamily, residential, and commercial properties effectively.



# RESPONSIVE TECHNOLOGY ADJUSTS TO EACH DEVICE

DESKTOP VIEW



TABLET VIEW



SMARTPHONE VIEW



# LEASING LIFE CYCLE



1. Inquiry Received



2. Staff Member Schedules Tour



3. Agent Tours at Location



4. Digital Application Sent



8. Residents Receive Keys



7. Move-in Date Scheduled & Lease Sent



6. Application Received, Processed, & Approved



5. 24-hour Follow Up

# LEVERAGING TECHNOLOGY

## **GET PAID FASTER AND MORE SECURELY.**

- Our platform provides our team with the ability to deposit funds directly into your bank account. No more waiting for a check in the mail!

## **COLLECT RENT FASTER WITH ONLINE PAYMENT OPTIONS.**

- Modern residents expect easy options for paying rent online. Atlas Property Management gives residents three convenient ways to pay electronically: Cash, E-check, or Credit Card.

## **TAKE ADVANTAGE OF ON-DEMAND ACCESS TO YOUR STATEMENTS.**

- Owner statements are securely posted to an online owners' portal, saving time and paper. These simple statements provide you with a quick snapshot of your property details for the past month. We can also include maintenance invoices and additional reports upon request.

## **HANDLE PROPERTY MAINTENANCE ISSUES FASTER.**

- We use our website for electronic work orders and communication with our vendors, allowing us to quickly and efficiently resolve issues. At your request, we can email copies of work orders and other relevant information to provide real-time updates.

# ONE-CLICK MARKETING



## MARKET PROPERTIES EFFICIENTLY & FILL VACANCIES SOONER.

- Atlas Property Management can quickly advertise vacancies online, posting to our website and hundreds of other listing sites with one click. Applicants can also apply right from their smartphones.



## PRICE RENTALS RIGHT FOR YOUR MARKET & REDUCE VACANCY RATE.

- Our built-in rental comparison tool provides actual rental rates for units similar to yours in the same geographic area. This insight allows us to maximize your revenue and fill vacancies faster.





# SCREENING



Atlas Property Management is an Equal Opportunity Housing-compliant company. We strive to treat every resident and prospect with respect and fairness. To make sure that we remain compliant and up-to-date with current legislation, we use a third-party screening company known as Bemrose Consulting. Each application submitted by a potential resident is accompanied by a \$55 application fee and promptly forwarded on to Bemrose Consulting. At this point in the process there is a criminal background check, credit check, employment check, and rental history check. Applications are processed quickly, accurately, and most importantly - legally.

# PAYMENTS & FORMS

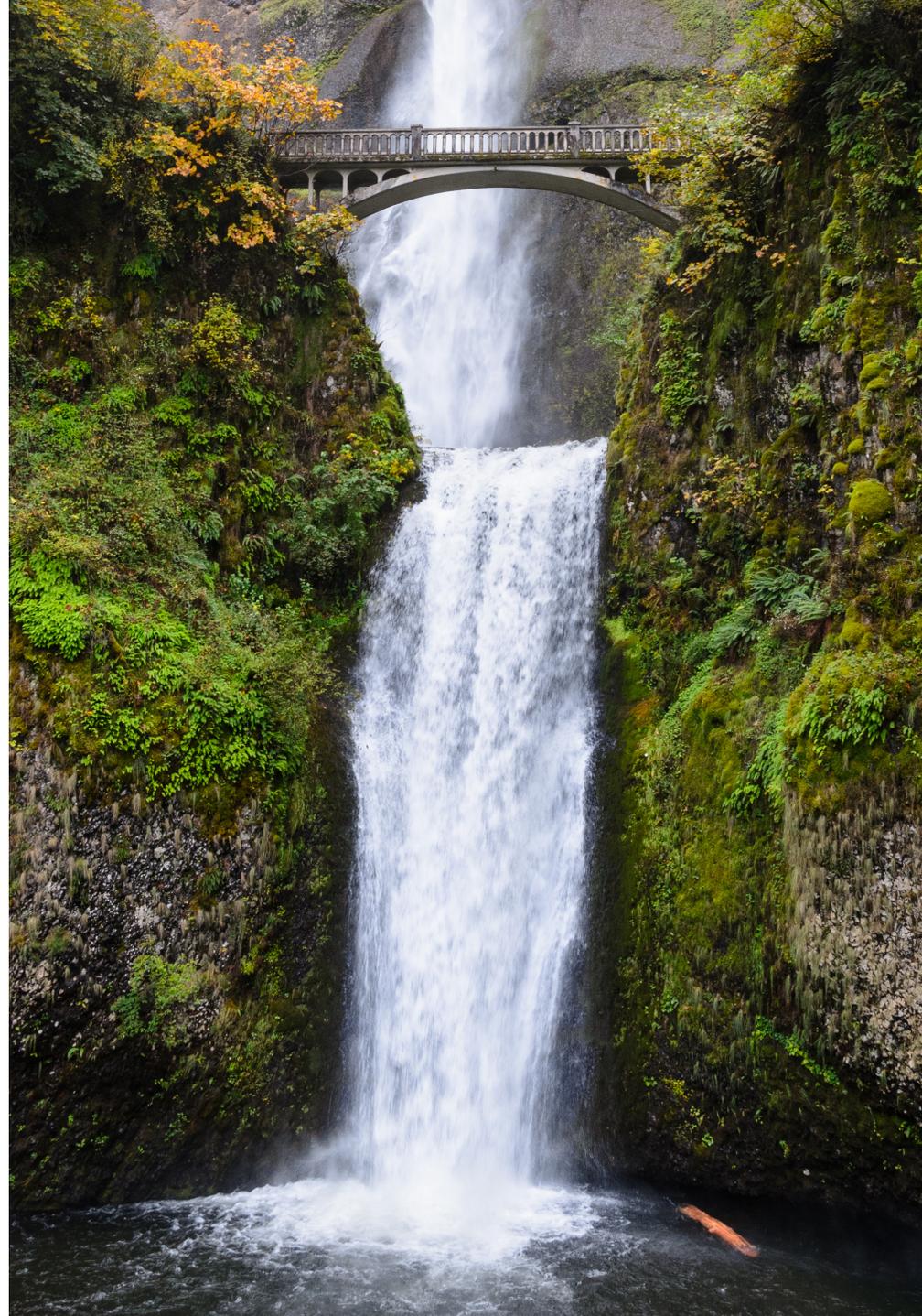
## PAYMENTS:

- Vendors are tracked and paid out when work has been completed.
- Vendor 1099s are prepared before January 31st for the prior year and sent to vendors, easing the workload and stress for owners.
- Expenses are tracked at the property level and annual reports are provided for tax season.
- Monthly reports are sent to owners prior to the end of each month.



## FORMS:

- We make sure that all of our legal documents are up to date by utilizing a third party company, Tenant Tech. This company uses their Attorney and Multifamily Northwest service to keep our lease documentation and general forms in legal standing. By keeping our forms in compliance, there is a reduced risk of litigation and an increased success rate for a smooth eviction process in the worst case scenario of needing to remove a placed resident from an investment property.



# PRICING

Our pricing is simple and transparent. Below are the details of our pricing structure for all single family homeowners:

- **50%** Tenant Placement Fee.
- **9%** Monthly Management Fee based on gross monthly revenue.
- **\$75** Maintenance Charge per hour.
- **\$10** Eviction Protection Fee. Atlas will cover the first \$500 of legal costs in the event that your tenant needs to be evicted.
- **\$5** Monthly Technology Fee to keep your property connected to all marketing and management platforms.

We do not upcharge on vendor invoices. This is considered part of our management fee.

# THANK YOU



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