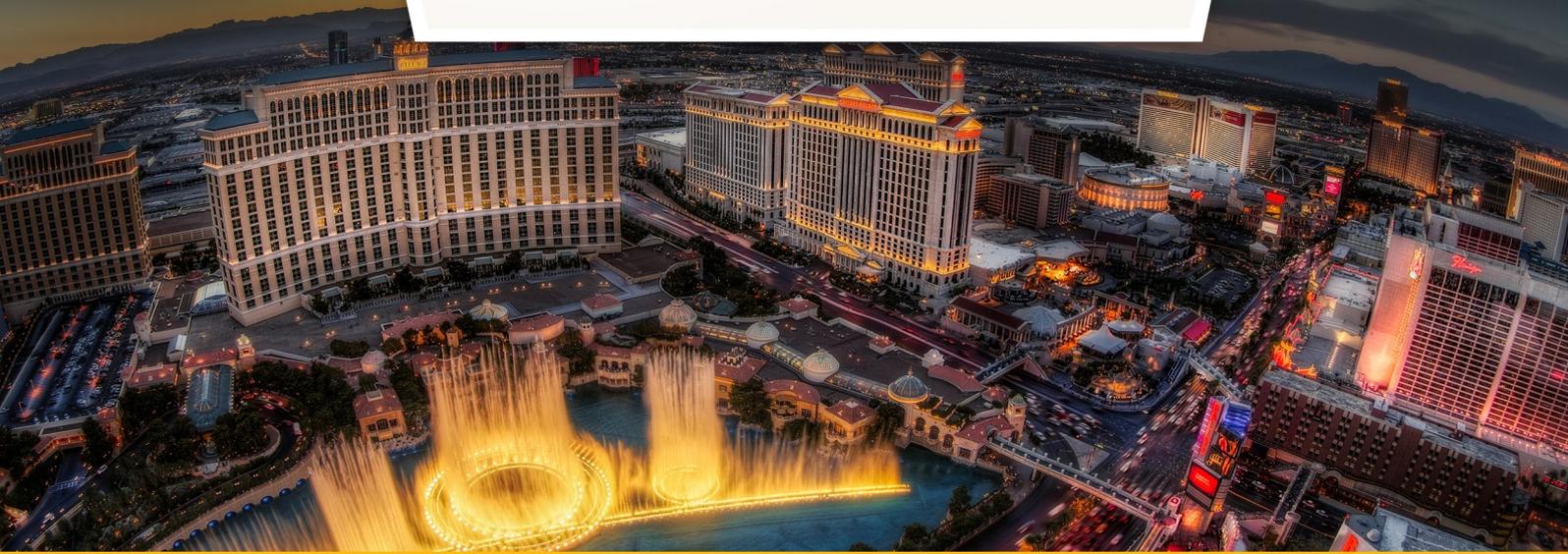




TRIUMPH
PROPERTY MANAGEMENT



Our Mission ---

At Triumph Property Management it is our goal to provide professional real estate and management services to our valued clients, property owners, investors and developers. Triumph Property Management was formed to help investors and individuals meet their investment and service goals. We welcome the opportunity to assist you, sitting side by side, to explore options, implement strategies, and help you to fulfil your real estate financial and investment goals.

We work in partnership with you to create the perfect plan - weighing the potential for the desired return with the appropriate level of risk for your situation. We promote a stress free and knowledgeable strategy in real estate ownership and investment by offering consulting services designed to help you meet your goals. Experience attention to detail, creativity and timely communication are the cornerstones on which Triumph Property Management was built. At any time, you may contact us knowing you will receive First Class service.

IN ADDITION TO OUR MANY COMMUNITY AND PROFESSIONAL ACHIEVEMENTS WE ARE PROUD MEMBERS OF:



Triumph Property Management is strengthened and diversified by its more than 30 years of combined professional real estate and management experience



Testimonial

"The employees of Triumph go well beyond the normal call of duty. Take for instance, their incredible dedication to communication. My properties get the attention they need."

Trey Wright

Manager, Media Properties Trust LLC

Who We Are —

Triumph Property Management, located in Las Vegas, Nevada is a full-service property management and real estate service firm. Our company works diligently to provide our owners and investors in the greater Las Vegas area with quality property management services which we achieve with the proven field experience necessary to realize the goals of our property owners and achieve their real estate dreams in a professional and financially considerate manner. Triumph Property Management approaches these objectives with appropriate long term considerations such as overall value to the property owner and an emphasis on establishing a proper home for the tenant.

Our goal is to work with the property owners to create a custom tailored plan that fits the needs of each and every individual client, providing protection for our clients' properties, and most importantly, establishing peace of mind in ensuring that our clients have made the right decision in their investment. By taking the time to understand your needs, we strive to help you secure the best quality tenants along with the highest standards of care to achieve the greatest return on your investment.

HONESTY.
INTEGRITY.
TIMELY RESULTS.



Our Services —

Triumph Property Management provides a wide array of services, from the total lease up procedure to the complete management of your property - we offer the services necessary to provide an easy, but complete property management experience. Our services begin with the initial inspection and preparation of the property for lease. We will then market the property through an extensive network of realtors, as well as electronic and print media. Once this is complete, we will set out to find qualified tenants for your property while maintaining the general day to day operations.

ON TIME RENT COLLECTION

Organized and timely rent collection. If necessary, the initiation of collection efforts.

EVICITION PROCESSING

Notification, handling and monitoring of forced move outs.

TENANT SCREENING

We qualify prospective tenants by evaluating their credit, evictions, as well as employment and rental history.



LOW COST MAINTENANCE SERVICES

Implementing client approved property renovations, cleaning, and repairs as necessary in a timely and professional manner.

MARKET ANALYSIS

Triumph will conduct a comprehensive analysis prior to marketing your property. This will allow you to obtain the maximum rental amount, with the least amount of days vacant.

STRATEGIC MARKETING PLANS

Our extensive marketing procedures include web based media and our many industry contacts. We have set the highest standards in finding you the best quality renters in the shortest amount of time.



Our Team

Why should i use Triumph Property Management To manage my property?



“Our team is trained to deal with the largest challenges faced by our clients. View challenges listed from most to least.”

Our personnel are trained to focus on ensuring a smooth and orderly transition when a new property is acquired. The Triumph motto of “Honesty, Integrity, and Timely Results” is never more prevalent than at this crucial and early stage of this new business relationship.

At Triumph Property Management, we promote an environment that inspires innovation and financial success. We are committed to providing the highest quality service to our clients and we know that the only way this can be achieved is through our employees. One of the greatest assets we can provide to you is our experienced, skilled, and helpful staff.

Triumph Property Management prides itself on providing ongoing staff training. This is achieved through structured classes throughout the company to constantly improve the quality of our services. We maintain on the job workshops where seasoned employees train fellow staff members in all areas of property management and real estate services. These procedures are commonplace occurrences at Triumph Property Management, and these workshops are just one more unique way that our company stands apart from the rest.

F.A.Q. — You got questions? We've got answers!



When can you start managing my property?

We can start managing the property immediately upon signing of the property management agreement.

Do you also sell real estate?

Our main focus is property management, we are a highly organized company with specific departments to handle your needs quickly and efficiently, yet, we are also happy to assist our clients with all their Real Estate needs and often help our clients buy and sell their properties.

Will you still charge me if my property is vacant?

No, we do not charge a management fee when the property is vacant.

Who will hold the tenants security deposit?

Per Nevada Law we must place the security deposit in a specified trust account until the tenant moves out, at that time we will conduct a thorough move out inspection to determine if the tenants will receive all, partial, or none of the security deposit back. If we find they didn't leave the property in move in condition, taking into account normal wear and tear, the security deposit will become the owners.

We conduct a thorough accounting process and documentation following the letter of the law regarding the security deposit.

How long is your typical lease?

We execute a minimum of one year leases or more. 30-45 days prior to the lease expiration we begin the process of reaching out to the tenant to renew the lease at an increase. It is in the best interest of the owner to renew a tenant rather than having to re-list the property. We do not charge a renewal fee for this additional benefit.

What is your procedure for reviewing prospectivetenants?

We run a comprehensive background check which includes but is not limited to a credit, criminal, employment, and past rental history report and don't just look at the credit score. At Triumph Property Management we take our time and review what is on the report and base our findings of the applicant's full background to obtain the best quality tenant.

What assurance can you give me that the tenant will maintain my rental property?

Although 99% of our tenants remain for the entire lease term or longer we cannot provide a 100% guarantee. You can be reassured that we do not just accept the first applicant but take

our due diligence to the utmost level and have completed a highly comprehensive background check to minimize this risk, thus 99% of our tenants stay for the entire lease term and pay in a timely manner.

Why should i use a professional management company?

Professional property management is essential if you are serious about long term, stable income from your rental property. With our property management service you can count on us to provide you with excellent service, timely rent collection, fast repairs and fantastic maintenance.

Do I have to rent to everyone or can i disallow smokers, pet owners and or large families?

Although you cannot discriminate against "protected classes"; smokers and pet owners are not a protected class, thus you do not have to rent to them. As for pet owners, if it is a certified service animal that is proven with extensive documentation they are not considered pets and must be allowed. There are many different perceptions to what constitutes a large family. The law states that the allowable limit is two people per bedroom.

Will you provide me with accurate reporting about 'activity on my property?

Yes, we provide monthly and annual reporting regarding all activity on your property. You will also have access to our owner portal which will also enable you to see up to date reporting regarding your rental.

What are your fees?

If you already have a tenant living in your rental property, and it will be a tenant transfer, there will not be a setup fee. We will only charge the monthly management fee and it will not be collected until the first month's rent. A \$200 marketing and advertising fee is due upfront if your property is vacant. This fee includes professional pictures, video, advertising on 40 paid and unpaid websites including MLS.

Once we have thoroughly screened each applicant we will choose the most qualified individual or family and require them to pay a security deposit in full.

At this time they acknowledge that the deposit is nonrefundable and will be forwarded to the owner if the tenants do not move forward.

On move in day we collect the first month's rent when the tenant execute the lease and once those items are complete the realtor that brought us the qualified tenant has earned their \$300 commission that comes out of the first month's rent. The total cost for all of the above is \$500, then it is an 8% monthly management fee with a minimum of \$85 per month to manage every aspect of your property.

Our Pricing



 Our Competition	 TRIUMPH PROPERTY MANAGEMENT
MANAGEMENT FEE 10%	MANAGEMENT FEE 8%
<ul style="list-style-type: none">✗ Hidden Fees✗ Cost Property Inspections✗ Minimal Tenant Screening✗ Annual Fees✗ Maintenance Surcharges✗ Amateur Photos & Videos✗ Setup Fees	<ul style="list-style-type: none">✓ No Hidden Fees✓ Cost Property Inspections✓ Extensive Tenant Screening✓ No Annual Fees✓ No Maintenance Surcharges✓ Professional Photos & Videos✓ Free Rental Market Survey✓ Record Keeping Costs✓ Indepth Advertising✓ Eviction Knowledge✓ Regular Inspections✓ Property Updates✓ We Pay Your Bills✓ No Lease Renewal Fees✓ HOA Violation
NO GUARANTEES...	+ 60 DAYS MONEY-BACK GUARANTEE
	

Call us today:
702.367-2329

