

TRIUMPH

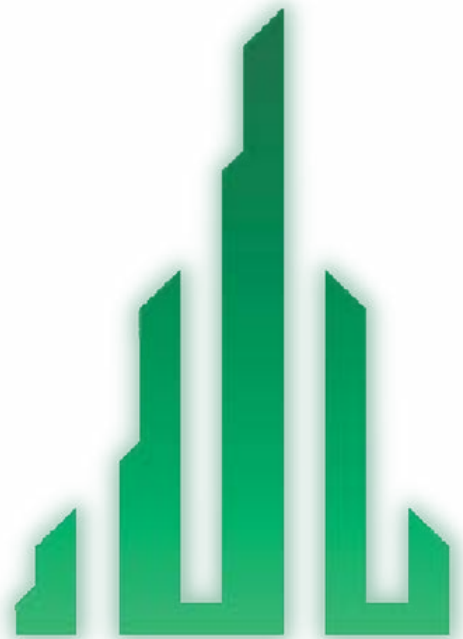
PROPERTY MANAGEMENT



OUR MISSION

At Triumph Property Management, we take pride in providing the best real estate and management services possible to property owners, investors, and developers.

We welcome the opportunity to work with you side-by-side, to explore options, implement strategies, and realize your financial goals!



IN ADDITION TO OUR COMMUNITY ORGANIZATIONS, TRIUMPH IS A PROUD MEMBER OF:



TriumphPropertyManagement.com | 702.367.2323
2500 N Buffalo Dr. Suite 100, Las Vegas, NV 89128



TESTIMONIAL

"2022 makes my 8th year listing rental properties with Triumph and I couldn't be happier. The staff is professional, knowledgeable, and responsive and pretty much handled everything I've thrown their way... I'm sure Triumph is as good as it gets."

-STEVEN S-
Property Owner



WHO ARE WE

Triumph Property Management, located in Las Vegas, Nevada, is a full-service property management and real estate service firm.

Triumph's obligation to greatness characterizes what our identity is. It's our edge, the immaterial benefit our organization has over our rivals. It's exhibited in our client connections, in the items and administrations we offer, and in the manner in which we lead the business. It's anything but a one-time demeanor. It's our everyday norm.

Triumph Property Management is focused on completing our main goal of conveying unquestionably the best of administration. We are an organization for your prosperity. Allow us to demonstrate it to you.



TriumphPropertyManagement.com | 702.367.2323
2500 N Buffalo Dr. Suite 100, Las Vegas, NV 89128

OUR SERVICES



TENANT SCREENING

We take care of credit evaluations, rental history, and fully qualify all tenants before renting.

RENT COLLECTION

We will ensure that your rent payments are collected on-time, in-full, and initiate all collection efforts.

STRATEGIC MARKETING

Our aggressive marketing strategy has a proven record of success that will get qualified tenants and buyers to see your listing.



LOW-COST MAINTENANCE SERVICES

Upon receiving client-approval, we will facilitate timely and professional cleaning, repair, and renovation services.

MARKET ANALYSIS

Triumph will conduct a comprehensive market analysis to ensure your property is priced competitively with the market.

EVICTION PROCESS

Notification, handling, and monitoring of any forced move-outs will be handled by us; you won't have to worry.

FREQUENTLY ASKED QUESTIONS

1

WHEN CAN YOU START MANAGING MY PROPERTY?

Immediately after signing the property management agreement, we will manage everything!

2

DO YOU ALSO SELL REAL ESTATE?

Although property management is our focus, we do also sell real estate. If this is an area of interest for you, please call and let us know. We will take it from there.

3

WHO WILL HOLD THE TENANT'S SECURITY DEPOSIT?

We conduct thorough accounting according to the strict letter of the law. By Nevada law, the security deposit is required to remain in a specified trust account.

4

HOW LONG IS YOUR TYPICAL LEASE FOR?

At minimum, our leases are for one full year. 30-45 days prior to the lease agreement ending, we will begin the process of communicating with the tenant in hopes to renew. Our goal is to always renew, it's much easier than finding a new tenant.

5

WILL YOU STILL CHARGE ME IF MY PROPERTY IS VACANT?

No, we do not charge management fees if your property remains vacant.

6

HOW DO YOU QUALIFY PROSPECTIVE TENANTS?

We run extensive background checks with include, but are not limited to: credit, criminal, and rental history. We will always provide you with the most qualified applicant for your property.

7

CAN YOU GUARANTEE THE TENANT WILL MAINTAIN MY PROPERTY?

Though our application process is strict, we cannot say for 100% certainty that your tenant will be perfect. But our success rate is 99%.

8

DO I NEED A PROPERTY MANAGEMENT COMPANY?

Yes. If you are serious about long-term, stable income from your rental property, using a management company is the best way to do that.

9

CAN I MAKE MY OWN RULES ABOUT SMOKERS, PET, ETC.?

The lender's requirements have been met and the documents have been ordered. Closing has been scheduled. I will review the figures and the buyer has a final walk through of your home usually 24-48 hours prior to closing.

10

WHAT ARE YOUR FEES?

If you already have a tenant living in your property, we do not charge a setup fee. Otherwise, a \$200 marketing fee will be charged upfront for vacant properties. This fee covers photography, videos, and advertising on 40 paid and unpaid websites. On move-in day, \$300 commission will be paid to the agent from the first-month's rent.

Overall cost would be \$500 upfront maximum and an 8% management fee maximum (\$85 minimum) a month.



MEET THE TEAM



KAMYAR ZARGARI
OWNER | BROKER
B.1000830.corp

Office: 702.367.2323 ext. 126
Direct: 702.518.2626
Kami@TriumphPM.com



SHANTAL TREJO-CASTILLO

MANAGER | REALTOR® | S.0196201
Shantal@TriumphPM.com
ext. 105



ROSE EIDELMAN

VACANCIES COORDINATOR
Vacancies@TriumphPM.com
ext. 107



ALLISON VINCENT

REPAIRS COORDINATOR
Repairs@TriumphPM.com
ext. 106



MOSHE BOTNICK

REALTOR® | S.0189184
Moshe@TriumphPM.com



CORINNE SARMIENTO

LEASING DIRECTOR
CustomerCare@TriumphPM.com
ext. 101



ELAINE CHRISTIANI

REALTOR® | S.0178475
Elaine@TriumphPM.com
ext. 109



CAITLIN SLUKA

Receptionist
FrontDesk@TriumphPM.com



EDSON VELAZQUEZ

BOOKKEEPER
Support@TriumphPM.com
ext. 111



ROBERT BUONO

MARKETING DIRECTOR
Marketing@TriumphPM.com



KARINA ROJAS

ACCOUNTING DIRECTOR
Accounting@TriumphPM.com
ext. 103



ELLEN RADECKI

ONBOARDING SPECIALIST
Onboarding@TriumphPM.com
ext. 112



IRMA AGUILAR

SUPPORT DESK
Info@TriumphPM.com