

PROPERTY MANAGEMENT & LEASING SERVICES

SUPPLEMENT

Fairway Apartment Property Management

To support the successful repositioning and stabilization of the 36-unit asset located at 83298 Argus Ave, Trona, CA, a full-service, hands-on property management solution is available through **Fairway Apartment Property Management**.

MANAGEMENT COMPANY OVERVIEW

Fairway Apartment Property Management is a dedicated multifamily management operation focused on value-add assets, lease-up execution, and Section 8 tenant placement.

Operated by:

Gilberto Omar Garcia Jr (DRE #02199726)
Isaiah Garcia (Assistant Property Manager)

SCOPE OF SERVICES

The management program is designed to **fully handle lease-up, tenant placement, and ongoing operations**, including:

LEASING & MARKETING

- Digital advertising across:
 - Facebook
 - Instagram
 - Google (targeted ads & search exposure)
- Placement on **MLS** and syndication to **1,000+ rental websites**
- Local marketing efforts including **flyer distribution in Ridgecrest and surrounding areas**
- Direct outreach to attract both **market tenants and Section 8 voucher holders**

TENANT PLACEMENT & SECTION 8 SUPPORT

- Tenant screening and qualification
- Assistance with **Section 8 application process**
- Coordination of **Request for Tenancy Approval (RFTA)** submissions
- Scheduling and passing Housing Authority inspections

- Lease execution and move-in coordination

OPERATIONS & MANAGEMENT

- Coordination of maintenance and repairs
 - Vendor management
 - Ongoing tenant communication and issue resolution
 - Rent collection oversight
 - Active monitoring of property performance and occupancy
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MANAGEMENT TERMS

- **Annual Management Fee:** \$55,000/year
- Includes full-service, high-touch management and lease-up execution

Additional terms:

- Property manager will require:
 - **One on-site unit** for occupancy
 - **One designated office space** for management operations
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VALUE TO INVESTOR

This management structure is specifically designed for **vacant, value-add multifamily assets**, where active execution is required.

Key advantages include:

- Aggressive lease-up strategy utilizing both **digital and local marketing channels**
 - Direct experience with **Section 8 tenant placement and coordination**
 - Full operational oversight to reduce owner involvement
 - On-site presence to improve efficiency, leasing speed, and property control
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IMPORTANT DISCLOSURE

Fairway Apartment Property Management is affiliated with the listing agent. Buyers are not required to use this management service and may choose their own property management provider.

Conclusion:

This offering provides investors with a **turnkey management and lease-up solution**, designed to accelerate stabilization, maximize occupancy, and support long-term asset performance.



PROPERTY MANAGEMENT & LEASING SERVICES SUPPLEMENT

83298 ARGUS AVE, TRONA, CA

**FULL-SERVICE MANAGEMENT.
FOCUSED ON RESULTS.**

To support the successful repositioning and stabilization of this 36-unit asset, a full-service, hands-on property management solution is available through Fairway Apartment Property Management.

MANAGEMENT COMPANY OVERVIEW

Fairway Apartment Property Management is a dedicated multifamily management operation focused on value-add assets, lease-up execution, and Section 8 tenant placement.

Operated by:



LEASING & MARKETING

Aggressive marketing strategy to drive exposure and fill vacancies quickly.

- ✓ Digital advertising across: Facebook, Instagram, Google (targeted ads & search exposure)
- ✓ Placement on MLS and syndication to 1,000+ rental websites
- ✓ Local marketing efforts including flyer distribution in Ridgecrest and surrounding areas
- ✓ Direct outreach to attract both market tenants and Section 8 voucher holders

TENANT PLACEMENT & SECTION 8 SUPPORT

End-to-end support for tenant placement, with a focus on Section 8 coordination.

- ✓ Tenant screening and qualification
- ✓ Assistance with Section 8 application process
- ✓ Coordination of RFTA submissions
- ✓ Scheduling and passing Housing Authority inspections
- ✓ Lease execution and move-in coordination

OPERATIONS & MANAGEMENT

Full operational oversight to ensure smooth day-to-day management.

- ✓ Coordination of maintenance and repairs
- ✓ Vendor management
- ✓ Ongoing tenant communication and issue resolution
- ✓ Rent collection oversight
- ✓ Active monitoring of property performance and occupancy

MANAGEMENT TERMS

**\$55,000
PER YEAR**

Includes full-service, high-touch management and lease-up execution.

Additional Requirements:

- One on-site unit for occupancy
- One designated office space for management operations

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- ✓ Aggressive lease-up strategy utilizing both digital and local marketing channels
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