



**LUXURY
PROPERTY CARE**



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COMPANY SUMMARY

Luxury Property Care, is a joint endeavor founded by **Sivan Gerges** and **Liran Koren** that brings several different business entities owned by each into the ultimate property management concierge service. We are here to consolidate all the separate real estate services that investors need into one all-inclusive package so we can deliver next-level profits and peace of mind to our clients.

With all these resources under one roof, we offer unparalleled service at unbeatable prices to satisfy every property owner's and investor's wildest dreams.

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OUR MISSION, VISION & VALUES – YOUR ASSET. OUR PRIORITY.

Our goal is to provide you with the tranquility needed for you to increase your income. Our tools are diverse, and our knowledge stretches out to various areas, combined together to create mutual success.

A. OUR MISSION

Our mission is to manage your property so you can focus on expanding your business. By eliminating the day-to-day tedious work needed to keep properties stable, we enable you to focus on investments from a strategic place.

B. OUR PURPOSE

At Luxury Property Care our purpose is simple: **Deliver Performance with care.** We know it sounds like a cliché, but our objective is to take care and serve you the best way possible. We will make sure that your tenants pay on time, have few complaints and that all your properties are well maintained.



C. OUR VISION

As experienced real-estate investors and property managers, we wish to change industry standards and go beyond to provide professional, efficient, and performing service with an extra secret ingredient: **CARE**.

Our goal is to get you premium tenants with the highest income potential and lowest risk. We manage each and every one of our 450 units as if it was the only one we have, delivering you peace of mind while taking away the hard work of owning property.

D. OUR VALUES

We value our clients before anything else. Moreover, as investors ourselves, we know what it takes to succeed. **Therefore, our prime values are:**

1. Care

We know how annoying it can be when things start to go bad in a property and how frustrating it can be when no one is there to listen, to take care and to provide the best solution. Many costs and mistakes can be avoided by proper maintenance & care of the property. For us it goes even deeper, it's not just care about your property and its tenants, we also care for your success. If you succeed, we succeed. We chose the name Luxury Property Care for a reason: We actually care about helping you to reach your goals.

2. Transparency

We provide you with the tools to be successful. We strive for you to have a clear and transparent communication with our team of experts, so you are aware of the performance of your properties and income.

3. Freedom

As investors, we want to share our experience and our knowledge with you, so you can avoid the mistakes we did in the past. The service we provide will allow you more time and freedom to do exactly what you want, reducing your stress and saving you money.



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OUR SERVICES

We have a wide range of services, in multiple locations across Florida.

1. Management services

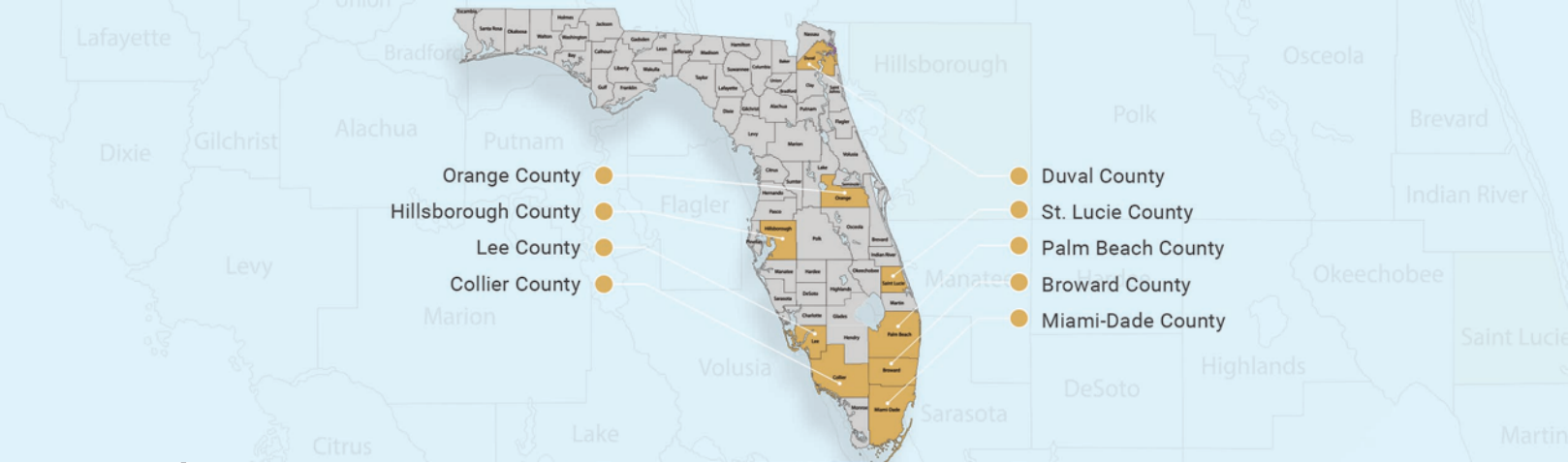
- Rent Collection
- Tenant Management – including online portals system
- Tenant Communication and Transparent on-going Owner communication
- Cost Effective Maintenance management & Property preservation
- Emergency Maintenance and Inspections
- Eviction Management
- Repairs/Remodeling management
- Oversee vendors, obtain necessary permits, obtain rental licenses
- Online Owner Portal access to view monthly statements
- Accurate Accounting & Monthly Reporting
- Bill Pay services for all bills related to the property (Including, Property taxes, Annual Reports for LLC, Insurance, Mortgage, HOA, Utilities)
- Owner Distributions
- Property valuations

2. Rental services

- Property preparation
- Answer all calls and leads including all questions
- Property marketing
- Tenant screening
- Contract & Agreements
- Lease renewals
- Market Rent Analysis

3. Our locations – We are present in the following areas

- | | |
|---------------------|-----------------------|
| • Miami-Dade County | • Lee County |
| • Broward County | • Duval County |
| • Palm Beach County | • Hillsborough County |
| • St. Lucie County | • Collier County |
| • Orange County | |



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OUR COMPETITIVE DIFFERENTIATION – ONE STOP SHOP OF SAVVY EXPERTS

We are not just any property management service. The combination between our departments and our expertise creates a unique mix that will suit your needs at any time.

A. OUR 3 DEPARTMENTS

We have 3 departments, making us a one stop shop, helping each and everyone of our clients in different periods, whether you are looking for an initial investment, on-going property management or even a renovation of your property.

1. Property Management

Our team of property managers has gained vast knowledge and experience in the required details for successful property management in the following types of properties:

- Single Family Homes
- Townhouses
- Multi-Family
- Condos/Apts
- Villas
- Buildings
- Commercial Properties

2. Investment Services & Brokerage

We excel at investing, buying, Selling, renovating and flipping properties.

- **We have bought hundreds of properties below market prices** and have handled every aspect of reselling.
- **We have in-house attorneys** and title companies to expedite and improve the overall process.

- **We have the experience** that comes with owning more than a hundred properties.
 - This allows us to know the process, what is a good deal and how to advise our customers accordingly.
 - We advise based on rational numbers and performances, not emotion.

3. Renovation and repairs

We effortlessly handle arranging maintenance and upkeep of properties, if desired. Our preferred contractors are often able to save property owners significant expenses. The following list covers the different maintenance issues we can handle.

- Plumbing
- A/C Repair
- Kitchens
- Flooring
- Drywall and patch repair
- Roof repair/replacement
- Landscaping/tree trimming
- Painting (exterior and interior) and power wash
- Appliance repair and replacement
- Pool cleaning
- Full home renovation

B. OUR EXPERTISE

Our team members are experts in their field. With accumulative experience of decades in real-estate investments and management across Florida we hold the necessary knowledge and expertise that will save you time and money, as we can recognize mistakes before they happen.

Moreover, **we are also experts at marketing** via various section 8 sites, attracting tenants who have guaranteed payment vouchers from the government. As part of these efforts, we also create video walk-throughs that ensure that these listings get the most exposure.

Finally, our long track in real estate has led us to create a full eco-system of experts who are the best in their field: From lawyers, to property managers, contractors, realtors and maintenance experts. With each and every one of them we have a long-term and stable relationship, ranging from 2 to 9 years of mutual work. This relationship enables us to provide you with the best end-to-end service that will accommodate your needs, whenever, wherever.

MEET THE TEAM

SIVAN GERGES – FOUNDER

The belief in passive income was how my real estate career got started. I was struggling financially in the middle of two foreclosures and couldn't earn enough to cover my expenses. Financial freedom became my goal.

I scraped together all the money I had in the world – \$29,000 – and purchased my first property. After all the hard work to stabilize it and sell it, I bought another which sold. Then two more. At that point, people took notice and asked if I could help them with their properties. I started small, managing a triplex and two sixplexes. Soon, I was able to grow my small investment by purchasing multiple properties, stabilizing them and starting a new business all at the same time.

That's when I discovered that I had a true passion for this industry. I fell in love with real estate and its dynamic nature. As a property manager, I'm a problem solver, with the opportunity to work on something new every day.

I started to understand what people meant when they said, "Don't work for your money, have your money work for you." Before, I was living paycheck to paycheck and didn't see how I could make money without having a traditional job and salary.

What started with one property had grown into a business that would change my life. By the end of my first year in business, the company had tripled in size and I was managing a hundred units – with no marketing. Best of all, within two years, my personal capital had grown to more than \$600,000.

By word of mouth alone, I was gaining more clients than I could handle. That's when I started to create a system that I could use to properly manage all of my units. I moved from working out of my car to a home office and then into an office space.

Through each step of the process, I took note of what was needed to make an asset perform. Because I was managing the units, talking to tenants and problem solving on a daily basis in the field, I was able to figure out what kinds of properties are good for investors and, more importantly, which are not.

As an investor myself, I took my deep understanding and started to share it with others who, in turn, asked me to manage their properties. Thanks to my innate understanding of their pain points, I was able to transform their investments into well-performing assets and maximize the potential of their portfolio.



LIRAN KOREN – CO-FOUNDER

It's still hard for me to call myself a real estate pro. In my heart, I'm just a computer nerd who turned \$39k into a \$50 million real estate portfolio in nine years. There's no magic, luck nor special connections involved. It's all numbers game.

I have always loved to use data in order to operate. I loved it as a kid when Internet just started, I loved it during my military service as an IT specialist in the Israeli Air Force and I loved it in my early career stages when I worked as an IT consultant for major banks in London, UK.

After moving to Miami, I opened my own business in order to assist other businesses to perfect their process through IT and data. During these days I managed to save money, hopefully for a purchase of my own house. And then came 2009.

We've all been there, and we all remember the great crisis it brought. But as you know, every crisis can turn into a great opportunity. And for me it was the fact that I had vast knowledge in IT and data scrapping with the tremendous real estate opportunities popping out during the crisis.

This mindset is crucial also in assets management. In order to create long-term success, investing is just one tool but not the only one. By successfully managing the properties I invest in, I am able to generate greater value in each asset.

One of the key assets in my success is the network of highly rated professionals I managed to create and maintain. This community enabled me not only to achieve better deals for my clients, but also to create a strong network that shares my success until now.

I believe that through common work we can create a healthy ecosystem, that serves investors, landlords and even tenants altogether. With this concept in mind, I decided to join forces with Sivan, in order to create the ultimate property management concierge service.

Other than investment and property management, I love to share my knowledge and spread the word of real-estate management and investment in public. As I like to say "Information is a Commodity".



A. PROPERTY MANAGERS



Juliana Poyers — Asst. Property Manager

Juliana is a California native with 8 years experience in the property management industry. She enables our team to provide efficient and effective service by coordinating with City and HOA offices, communicating with tenants and so much more. With over 5 years experience in customer service.



Chen Kodish — Senior Property Manager

Chen has over 10 years experience in the world of property maintenance and repair. She is dedicated to providing excellent customer service and the maximum return on our owners investment while bridging the gap between our vendors, tenants and owners.

B. ATTORNEYS — (OUR LEGAL TEAM)



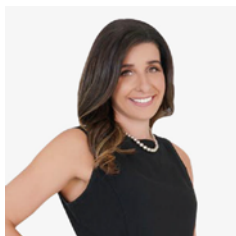
Eric S. Braunstein PA

Eric J. Braunstein, P.A.'s Professional and Clerical Staff specialize, and have a combined 40 years of training and experience in Real Property Law, Title Reviews and Closings. He handles Real Estate closings all throughout Florida, and primarily in the Miami-Dade, Broward and Palm Beach County areas.



Tomer L. Alcalay Esq. — Title & Business Attorney

Tomer regularly represents corporate clients in the formation and operation of businesses including corporations, limited liability companies, limited liability partnerships and all other forms of legal entities. Tomer's Real Estate practice includes representation of clients in a broad spectrum.



Juliana Gaita PA — Attorney

Juliana has focused her practice of law in litigation and honed that skill through her representation of various clients in real estate, contract and family law matters: including national lenders in mortgage foreclosure actions, consumers, real estate investors and families facing various legal issues.

CUSTOMER TESTIMONIALS

Google Reviews

Adam Hill

★★★★★

I have been a tenant of luxury care for almost 8 years they are far the best management company in South Florida if there's ever a problem I just call and I am connected with Service immediately never have to wait ever have to worry they are terrific company I would recommend them to anyone, thank you luxury care.

Yasmina Morales

★★★★★

I have rented from luxury property care for more than eight years now I can't tell you what great landlords they really are if you're ever in need of a property care management I wouldn't hesitate to call luxury property care, by far the best in South Florida.

ארנון שפיר

★★★★★

Luxury property care is the best property management in Florida I highly recommended on their services Chen is the best property manager I could ask for my properties

Eyal Melamed

★★★★★

I worked with Luxury Property Care Management Services in several occasions and the service was great and super professional. I highly recommend using their services for property management in South Florida.

Omri Tancman

★★★★★

Liran and Sivan are the Best. First of all they are very nice and so is their team. But more than that, they are extremely professional. They bring to the table tons of experience, knowledge and skills that are a great asset for anyone who looks to invest and manage their property. Absolute luxurious care for your property!

Lisette M. Yanes

★★★★★

Amazing team of professionals that will assist and guide you thru the entire process. Would recommend with blind faith!

Shay Levy

★★★★★

From our first phone call they just gave me the feeling i'm in good hands here. Great people. Great service. Thank you!!

Kay Smith

★★★★★

Luxury Property Care is the absolute best. From a tenant's perspective you couldn't ask for better. We started off with a different management company and were switched to Luxury Property Care which was for the best. They are super response, courteous, understanding, and on top of everything. Repairs are handled very fast and done properly. A special thanks to Marivel and Chen for all their help and patience. 6 star rating well deserved!!!

Leanne Yarn

★★★★★

Sivan and her team are wonderful to work with. I've been able to refer my snowbird clients to her to help manage their properties during off-season. She's also been able to assist me and my clients with other real estate needs, thank you Sivan! Highly recommend.

Sharon Johnson

★★★★★

My experience with Marivel was awesome. She was very knowledgeable she knew what was available and about upcoming rentals. Her positive energy was great being as it is so stressful apartment searching. She truly is a five star Leasing Professional and I recommend Luxury Property Care for your next apartment home.

Oran Thaller

★★★★★ 29 weeks ago

We met Sivan a few years ago when we were looking for another management company for our properties (and thank God we found one!) We finally found a professional team that not only gives us real peace of mind, but also saved us costs significantly. We also had two problematic properties that we got stuck with. Sivan admitted it would be challenging but found a solution as she had promised. Since then, we have been selling and buying properties only with her help, and with great success. We highly recommend! Both a professional and a lovely person.

"I brought them properties with major issues, especially code violations that I didn't know how to deal with. They knew exactly who to call to get things fixed up, inspected and the violations cleared much cheaper and faster than my contractor could."

*Saggy, Entrepreneur
Boca Raton, FL*

"We met Sivan a few years ago when we were looking for another management company for our properties (and thank God we found one!). We finally found a professional team that not only gives us real peace of mind, but also saved us costs significantly. We also had two problematic properties that we got stuck with. Sivan admitted it would be challenging but found a solution as she had promised. Since then, we have been selling and buying properties only with her help, and with great success. We highly recommend! Both a professional and a lovely person."

Oran Thaller

"I tried several different property management companies, but I always had the tenants calling to complain about the service. Ever since I switched to Luxury Property Care, everything has been quiet down there. I wouldn't trust anyone else with my rentals in Florida."

*Reuben Alcalay, Investor
New York*

"I moved all my properties for them to manage. Being a landlord is not an easy task. I needed peace of mind. I got exactly what I wanted. They take care of every aspect of being a landlord and managing the tenants, service calls, rents and more. My best decision of the year."

Ilan Eliyahuz

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CONTACT INFORMATION & CALL TO ACTION

Contact us to start your journey into another level of property management

☎ **Tel:** 1-(888) 369-9333

🖱 **Our website:** <https://luxurypropertycare.com/>

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