



TEAM DAD & DAUGHTERS

Our Mission

To provide the most professional, affordable, effective, and efficient property management service available in the City of Menifee.

We are committed to maximize the long term profitability for our owners, while maintaining quality housing for tenants, in the City of Menifee.

About Us

Diamond Property Management, and our Team of Real Estate Professionals and Support Staff, provide Full Service Leasing and Property Management Services to Owners of Single Family Homes in the City of Menifee.

Our Board of Directors has extensive property management experience having served owners of Single Family Homes, Individual Condominiums, Apartments and Commercial Buildings for over 30 years.

We Serve Our Community

- Menifee Valley Community Cupboard
- Boy Scouts of America
- American Cancer Society RELAY FOR LIFE
- Menifee Chamber of Commerce



Diamond Property Management

Menifee4Rent.com

DIAMOND PROPERTY MANAGEMENT

27070 Sun City Blvd.

Menifee, CA 92586

951-309-1000 phone

951-742-4697 fax

www.TeamDadAndDaughters.com

Dre #01431117

Larry Nemelka 714-585-0474 cell
Cynthia Nemelka 951-259-9019 cell

Serving the City of Menifee

Which include the areas of

Sun City

Quail Valley

And parts of Romoland

Team Dad & Daughters

We love what we do.

Advertising Your Property

- WE GO THE EXTRA MILE

- Multiple “wide angle” pictures taken
- Flyer box on sign post
- 24x18 signs posted around town
- Multiple Internet Ads
- Broker Co-op
- Dominating local web presence at

Menifee4Rent.com

Our average “Days on Market” is 40% less than the other MLS Menifee rental listings combined.

To maximize the pool of available tenants, Diamond Property Management maintains membership in the SRC Association of Realtors and cooperates with all brokers. Offering compensation to local Agents, MLS exposure, multiple internet exposure and our dominating web presence at www.Menifee4Rent.com all work to ensure the maximum exposure for your rental properties.

What Sets Us Apart

We care. We love what we do, and it shows.

We work Nights, Weekends AND Holidays. Our cell numbers are freely given, and we answer calls all hours of the day & night.

We will never make a potential renter wait more than a day to see one of our listings, and strive to show our properties within minutes, or at the most a few hours.

Living and working specifically in Menifee allow us to respond quickly to Your Needs, the Needs of Your Property, and the Needs of Your Tenants.

We maintain the ONLY web address dedicated specifically to City of Menifee rental homes, generating thousands of hits a month. (Includes: Sun City, Romoland & Quail Valley.)

We are always looking for new and inventive ways to increase exposure to our rentals. (Gone are the days of just sticking a sign in the grass and hoping someone drives by and calls!)

We are a team of experienced professionals, working together for your benefit. If you are ever unhappy with us, you can cancel our management services at any time.

OUR FEES ARE SIMPLE

INITIAL LEASING FEE

50% of the first month's rent

MONTHLY MANAGEMENT FEES

\$95/month – Rentals over \$1500

\$85/month – Rentals \$1000-\$1499

\$75/month – Rentals less than \$1000

HIDDEN FEES? NO WAY!

No sign up fees.

No set-up fees.

No advertising fees.

No marketing fees.

No inspection fees.

No annual maintenance fees

No maintenance coordination fees.

No fees for periods of vacancy.

AND YOU PAY NOTHING UP FRONT!



TAKE ADVANTAGE OF OUR INVESTOR SPECIAL

Allow us to represent you on the purchase of your next investment property, and receive initial **FREE LEASING** service, and one year of **FREE PROPERTY MANAGEMENT**.