

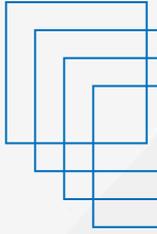
SAAR

MANAGEMENT

Residential Properties Management Solutions



About Us



Legacy of Excellence

- At Saar Management, a proud member of the Nathan Group, we embrace a philosophy that transcends traditional real estate management. We don't just oversee properties; we cultivate communities and enhance lives, ensuring every home is a cornerstone of comfort and security.



18 years in
Real Estate
Management



50
Employees



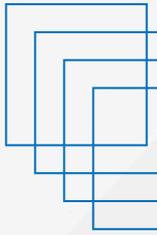
Over 2000
Units

- Leveraging the vast experience and resources of Nathan Group, a leader in the home care sector with over 30 branches,

Saar Management brings unparalleled expertise and dedication to every aspect of property management.



Mastering Your Business:



Constructing Strategic Frameworks for tailored success

Our process begins with a deep understanding of your goals, investment horizon, CapEx initiatives, and vision. Through a comprehensive property assessment, we align our strategy with your objectives to maximize returns.



Inspection & Rental Market Analysis

Every Saar-managed property begins with a comprehensive inspection to ensure your rental rates are perfectly poised to compete in the local landscape, maximizing your income potential.



Screening Criteria Development

Understanding the importance of tenant quality, we assist in developing customized screening criteria to ensure reliable occupancy.



Move Ins/Outs and Renewals

We strategize the processes around tenancy changes and lease renewals to maintain continuity and maximize occupancy rates.



Budgeting for Excellence

Our budgeting strategy encompasses tenant work orders, unit preparations, and maintenance, focusing on cost-effective solutions that enhance your investment's profitability.



Financial Reporting

With a CPA-led team, we provide precise, timely financial reports, offering a transparent view of your property's financial health and facilitating easy investment monitoring.

Understanding Your Challenges, Executing Your Vision

Constructing Strategic Frameworks for tailored success

We understand that low vacancy rates are crucial for maximizing your investment returns. Our comprehensive approach to property management is meticulously designed to ensure your peace of mind and optimal financial performance.



We recognize the challenges new tenants face in securing full funding for move-in. Our tailored solutions effectively minimize these hurdles, ensuring smooth and timely move-ins, which not only reduce vacancy days but also simplify deposit accounting at move-out.

- **Targeted Marketing Strategies:** We deploy dynamic marketing strategies, specifically tailored to the type of property and prevailing market conditions, to fill vacancies with well-qualified tenants quickly. Our proactive market research ensures that your property is advertised to the ideal audience effectively and efficiently.
- **Thorough Tenant Screening:** Our Compliance department excels in meticulous screenings that align with your goals. We ensure tenants meet high standards through detailed background and financial checks, protecting your investment and maintaining quality occupancy.
- **Efficient Unit Turnovers:** Quick and efficient unit turnovers are crucial. Utilizing advanced technology, we streamline the process to promptly get units rent-ready, minimizing downtime and maximizing your revenue potential while providing owners real-time visibility into each phase.

Collection & Eviction Management:



Our priority is enhancing your property's profitability using advanced in-house software to streamline our collection and eviction processes. This approach not only optimizes cash flow but also minimizes delinquencies during rent week, ensuring timely payments and maintaining a steady revenue stream.



*Automated legal filings
and updates*



*Seamless data sync with
Properties*



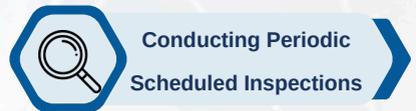
In-House Program

- **Proactive Tenant Collections:** Our property management team emphasizes proactive tenant communication to promote timely rental payments. By implementing a soft collection approach, we send reminders and interact with tenants well in advance of due dates, ensuring a consistent income stream and minimizing financial irregularities.
- **Strategic Eviction and Legal Oversight:** For cases requiring firmer actions, our strategic hard collections commence immediately following initial notice periods. Our in-house legal team, supported by external attorneys when needed, handles evictions efficiently, ensuring minimal disruption while safeguarding your assets.
- **Optimized Deposit and Compliance Management:** We meticulously manage security deposits to maximize the utilization of tenant obligations and ensure compliance. This thorough approach not only protects your assets but also minimizes liabilities by adhering to strict legal standards.

Maintenance: Excellence in Property Care

- **Work Order Management:**

Our system tracks service orders from initiation to completion. Each task is fully documented while ensuring tenant-caused damages are accurately identified and billed. Upon completion, we conduct tenant satisfaction surveys to ensure high service standards. This organized approach enhances transparency and efficiency throughout the maintenance process.



Conducting Periodic Scheduled Inspections



Recorded Work Order



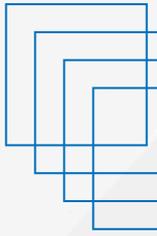
Bill for Tenant Damages



Complete & Survey

- **Cost Efficiency:** We prioritize cost-effective maintenance strategies that minimize expenses while preserving the top condition of your property. This careful management not only extends the life of your assets but also ensures complete transparency in cost dealings. We maintain a clear and straightforward relationship with our clients by charging owners without any hidden fees.
- **Periodic Inspections:** We conduct ongoing property inspections to identify maintenance needs proactively. While these inspections help ensure compliance with all codes, their primary focus is maintaining property integrity and enhancing tenant satisfaction.

Our Team



Aviv Elbaz | CEO

aviv@saarmanagement.com

Aviv leverages his extensive expertise as a CPA and CEO to ensure meticulous management in all aspects of our property management services, enhancing both efficiency and client trust.



Idan Rivkin | COO

idan@saarmanagement.com

With a solid foundation in civil engineering and ground-up construction, Idan applies his knowledge and technical skills to oversee the operational aspect of our properties, ensuring they meet the highest standards.



Alon Saban | CRO

alon@saarmanagement.com

Alon brings a wealth of marketing expertise, honed through years of experience with major retail giants. His deep understanding of consumer behavior and strategic marketing dynamics drives our efforts to effectively engage customers and enhance our market presence.

