

## **Regional Property Manager**

### **Job Type**

Full-time

### **Description**

Full-service, commercial real estate firm that delivers highly specialized Asset Management Services and focuses primarily on Manufactured Housing and Self-Storage. We own and operate over 75 properties across 23 states. We are seeking innovative, passionate, and motivated individuals looking for an opportunity to join a fast-growing organization with tremendous professional growth opportunities.

### **Position Purpose:**

As the Regional Property Manager, you are responsible for all phases of the assets in your assigned region. Every day is an opportunity for you to be an innovative thinker, strategic planner and an excellent coach rallying your team to achieve its highest potential in order to accomplish the asset's financial, operating and resident services goals. This Regional Property Manager position will manage and oversee many on-site facility/community managers and maintenance teams to ensure properties are being held to the company's levels of expectation. This position is based in Las Vegas but would require traveling to assigned properties.

Experience in commercial or multiple location property management experience required. Mobile Home property management experience is a plus.

**\*\*\*THIS IS NOT A REMOTE (WORK FROM HOME) POSITION. THIS IS AN IN-PERSON POSITION IN OUR SUMMERLIN, NV OFFICE\*\*\***

### **REGIONAL PROPERTY MANAGER BENEFITS:**

- Base salary range \$50,000-\$70,000 based on experience
- Generous Monthly Bonus Opportunities
- Medical benefits in the amount of \$500 per month
- Dental, Vision and other supplementary benefits available
- Holiday Pay
- Paid Time Off (PTO)
- Exposure to senior and executive leadership
- Collaborative and supportive team environment
- Work/Home life balance

## **REGIONAL PROPERTY MANAGER RESPONSIBILITIES :**

- Responsible for the efficient operation of the assets in your assigned region
- Assisting in managing the revenue and expenses and make sound business decisions to ensure the budget and financial guidelines are met
- Guiding your team in achieving income and occupancy goals by offering superior sales skills, customer service and relationship management
- Educate, train, and provide feedback to property level employees to improve overall profits and stay with in location budgets
- Analyzing operations and initiate change to improve the asset's performance
- Identifying and implement opportunities to increase revenue that enhance the asset's value
- Fostering an environment of proactive and on-going marketing and advertising efforts in order to increase the visibility & profitability of the community
- Maintaining an in-depth, ongoing knowledge of the local market and economic trends and implement marketing plans accordingly
- Travel to assigned properties to provide training, oversight, feedback, and corrective measures to on-site property staff, contractor and vendors as well as monitor and maintain the properties themselves
- Master the software used to maintain tenant/resident data bases
- Monitor, control, make decisions and recommendations on any infrastructure within the assigned communities
- Be aware, comply with and educate property staff on local, state, and federal regulations and laws
- Responsible for the supervision of the onsite management and maintenance staff at assigned properties
- Provide innovative and creative ideas during team meetings
- All additional duties as assigned by company in relation to managing your region's assets

## **REGIONAL PROPERTY MANAGER QUALIFICATIONS :**

- High School diploma or equivalent
- License Required: Driver's License
- Experience in Commercial Property Management; management of multi- site or portfolios and management of people required
- Demonstrated experience managing and speaking with dissatisfied tenants/residents
- Demonstrated experience with management of staff and contractors
- Demonstrated experience with completion of Capital Projects
- Working knowledge of computers and Microsoft Office products
- Effective communications across all levels
- Ability to make logical and sound decisions
- Ability to reason through difficult situations
- Strong organizational and multi-tasking skills
- Ability to work remotely while traveling
- Willing and able to work extended hours when necessary, including weekends and holidays



- Must be prepared to respond and participate in off-hour events and emergencies, as needed
- **\*\*\*\*\* This position requires some travel that includes flying, driving, and hotel stays. Applying for the position indicates that you are aware and accept that your work schedule is based off the demand and need for site visits as deemed by the company\*\*\*\*\***

We are a private equity real estate firm known for its vertical integration who specializes in the acquisition and management of value-add manufactured housing and self-storage assets. Since its inception in 2014, the Firm has raised over \$190 million in equity capital and currently has over \$250 million in assets under management. Our in-house management company is a leader in asset management, we have a tremendous amount of knowledge blending property management and service provisions to simplify everyday life. Our team encompasses vision, talent, harmony, beliefs, and commitment. We have over 40 professionals in the corporate office dedicated to the in-house management of our assets. The in-house asset management team also employs over 100 property level staff members at its property locations. Apply today to join one of the Nation's most prolific real estate asset management firms.

Our success is dependent on our ability to execute on our principles to create a culture that differentiates us from any other organization. Only in doing so will we be able to create an environment in which meaningful relationships and work are executed on that lead to improvement and innovation. Our team is made up of uniquely qualified, professional individuals who understand the complexities and challenges of acquiring and managing our key assets.

#### Salary Description

\$50,000-\$70,000 per year based on experience