

PROPERTY MANAGEMENT

LOCAL REAL ESTATE CO



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ABOUT US

LOCAL Real Estate Co. (LOCAL) provides comprehensive property management, leasing, sales, and maintenance services throughout South Florida. From individual condominiums and single-family homes to multi-unit residential properties, retail centers, office/industrial buildings, and construction site, the LOCAL team is equipped to meet—and exceed—the diverse needs of property owners.

We offer a full-service, in-house management platform designed to protect and maximize asset performance. Our services include tenant placement, rent collection, bill payment, property maintenance, vendor management and detailed financial reporting. With experienced professionals across every discipline, we deliver consistent execution and accountability.

LOCAL's team undergoes ongoing training to remain current with market conditions, regulatory requirements, and industry best practices—allowing clients to operate with confidence and peace of mind. We manage every property with an ownership mindset, treating each asset as if it were our own.

Founded by real estate owners & investors, LOCAL was created to address a clear gap in the market for reliable, competent property management. That firsthand ownership experience drives our mission: to make real estate a truly passive, performance-driven investment for our clients.

CLIENTS

SAVANNA

WITKOFF
DEVELOPMENT REAL ESTATE INVESTMENT

DE  SIMONE
BUILDERS



 SAVCON



Gilbane

CROCKER

PARTNERS

 LUBERT ADLER


FACILITY SOLUTIONS GROUP

 **TITAN**
AMERICA

 **Lakeshore**
MANAGEMENT

RESIDENTIAL

Vendor Coordination & Management - Trusted Vendor Network (Access to a vetted network of licensed and insured maintenance professionals)

CONCIERGE SERVICES

Routine Property Oversight including:

- **Weekly and/or monthly interior & exterior walk-through inspections (visual, non-intrusive)**
- **Alarm system check**
- **Air conditioning system check**
- **Air filter replacement**
- **Visual inspection for ceiling leaks**
- **Flush utilities throughout the home to ensure system functionality**
- **Visual pool/spa inspection (if applicable)**
- **Check electrical**
- **Pest inspection**
- **Coordinate scheduled services and deliveries**
- **Seasonal property opening and closing**
- **House cleaning and window cleaning**
- **Vehicle checks and maintenance coordination**
- **Acceptance and coordination of out-of-state vehicle deliveries**
- **Airport transportation scheduling**
- **Additional concierge services upon request**

COMMERCIAL

Vendor Coordination & Management - Trusted Vendor Network (Access to a vetted network of licensed and insured maintenance professionals)

- **CITY & MUNICIPALITY COORDINATION**
 - **UTILITY MANAGEMENT & COORDINATION**
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Routine Property Oversight including:

- **Retail, Office, Industrial Leasing**
- **Weekly and/or monthly walk-through inspections of all common areas & utility rooms (windows, doors, ceiling, etc)**
- **Alarm & Fire Safety Checks**
- **Landscaping**
- **Air conditioning maintenance**
- **Building utility maintenance (electrical/plumbing)**
- **Pest control**
- **Coordinate scheduled services and deliveries**
- **Janitorial**
- **Pressure cleaning, window washing, painting, and dock maintenance**
- **Security system installation and monitoring**
- **Property signage maintenance and repair (ie; monument sign)**

CONSTRUCTION/DEVELOPMENT

Vendor Coordination & Management - Trusted Vendor Network (Access to a vetted network of licensed and insured maintenance professionals)

- **CITY & MUNICIPALITY COORDINATION**
 - **UTILITY MANAGEMENT & COORDINATION**
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Routine Property Oversight including:

- **Weekly and/or monthly walk-through inspections**
- **Perimeter fencing & scrim Installation**
- **Fence and signage graphics**
- **Aerial footage and documentation**
- **Securing and boarding vacant properties**
- **Construction site & parking management and vehicle tracking**
- **Landscaping**
- **Security Camera & Systems**
- **Occupied/unoccupied building utility maintenance (electrical/plumbing)**
- **Pest control**
- **Coordinate scheduled services and deliveries**
- **Repairs & maintenance**
- **Maintain city & state property code compliance**

WHY US

- **Ownership mindset**
- **Asset performance-focused**
- **Institutional reporting**
- **Rapid response team**
- **Florida specialists - Coverage area - Orlando, Naples, Tampa, Indian River, St Lucie, Palm Beach, Broward, Miami-Dade County**
- **Full in-house platform**
- **15+ years of experience**
- **Large portfolio with an extensive, credible vendor network**
- **Retail, Office, Industrial Leasing**



CONTACT

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