



SITUATION #8 CASE STUDY

Single Home or Condo

Mgmt, Maintenance & Sale Prep While Away

Maintained, managed & prepared for sale while out of town

Problem #1:

Mgmt & Maintenance Services While Away. Jim Small and his family had moved to Tokyo. They needed a company to provide mgmt & maintenance services for their house at 55 W. Haviland Lane, Stamford while they were away.

Solution:

Pyramid handled tenant phone calls and emergencies 24/7 so the owner did not have to handle the calls and problems.

Results:

In addition to doing the maintenance, Pyramid also did work to prepare the home for a sale. We installed a new hot water heater, replaced a sliding screen door, fully replaced the rotted deck of the screened-in porch, painted, repaired a porch light and cleaned the entire premises to prepare to sell the house when the tenants moved out. "We did a nice job of fixing it up," says Jo Titsworth, Pyramid's Client Mgr, supervisor of the project.

Problem #2:

Eric Sullivan worked for GE Capital who sent him overseas to Switzerland. He needed a company to provide maintenance services for his condominium at 167 Grove St., Stamford and to rent it out.

Solution:

Pyramid took over maintenance of the property during Eric's absence and after his return to the US. We also kept the books for the unit management.

Results:

Pyramid assessed the unit's rental rate, advertised the unit, showed the unit and got it rented out. Pyramid also collected the rent, paid the bills and provided a monthly financial statement. We provided maintenance services by fixing a poorly operating toilet, the doorbell, the air conditioning system, an attic fan and installing new smoke detectors. When Eric moved back to the US, Pyramid cleaned and painted the whole unit in preparation for selling it.

How we did it summary...

Single Units:

Handled all property mgmt, bills, maintenance & repairs before sale.

- 1.) 2 single family home owners needed help with maintenance and care of their properties during their overseas absences
- 2.) Pyramid provided necessary repairs and upgrades to properties to the tenant's and owner's satisfaction
- 3.) Pyramid also handled final preparations for sale of both properties
- 4.) Bookkeeping, vacancy rental, 24/7 tenant call handling, repair and construction services handled thru one point of contact