



welcome

"We promise to service your property as if it were our own.

*We will provide first rate service regardless of the property, owner or tenant. Our belief that **happy owners have happy tenants** is the reason we are in business today and continue to grow!"*

Welcome to **Orion Realty & Management!**

We are here to provide you with first rate service for all of your real estate investment needs. We can help you:

- Find the right income property to earn maximum cash flow
- Find and qualify tenants that will pay on-time every month for many years
- Proactively manage your property and provide superior service
- Maintain your property diligently and provide 24 hour emergency service
- Handle all tenant complaints and requests while keeping them happy
- Use cutting edge technology to streamline, automate and safeguard all information
- Adhere to all government laws and regulations to protect you and your assets
- Provide updates on all changes that may affect your property and tenants
- Assist you in selling your property when it's time to move on

We are also a **full-service brokerage** and can help you find the perfect home for your family.

about us

who we are

to investors/owners

Orion Realty & Management, Inc. was founded and established by Tiran Ajemyan in 2012.

Tiran brings years of valuable experience, strong work ethics, and a positive outlook on the future of real estate. A combination of old fashioned hard work, a creative mindset, and cutting edge technology is what makes us different from everyone else.

Our primary concern is meeting the needs of our clients. We take all aspects of our work very seriously and work diligently to help our clients become successful. We are experts at finding creative solutions to increase income and lower expenses while maintaining the properties we manage with great care.

We are aggressive at increasing our clients' net worth and building financial prosperity. We also strive to tend to our tenants' needs as we believe they too play a big role in a successful real estate investment. As a result, we build the most profitable tenant relationships. It's really very simple: low tenant turnover translates into long term income and lower expenses.

***"Happy owners
have happy tenants!"***

*Serving: Los Angeles, Ventura, Riverside,
San Bernardino and Orange Counties*

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To owners and investors:

Your daily lives are consumed with work, family and social calendars. You know that investing in Real Estate is a good decision. After all, 70% of this country's wealth is in Real Estate. You want to grow your net worth and create a sound financial future for you and your family. Owning an income producing property can help balance your life to enjoy more time with your family or pursue other interests you may have.

Owning and maintaining an income property is a huge time commitment and requires a great deal of hard work, which can be exhausting. Between paying bills, filling vacancies, dealing with tenants, and other headaches, this can be frustrating. You may think that hiring a professional management firm will only cost you more. There are many firms out there that nickel and dime their clients. If you own income property, it's very possible you have had such a frustrating experience. We are different from other firms and here's how:

First, we are a full service real estate brokerage so we can help you find and purchase the right property. Based on your financial position, vision, and goals, we can help locate the property that will yield the most cash flow.

Second, we can work with you to create a unique management plan, budget and forecast of what you can expect before making a purchase. This takes the guesswork out of buying and gives you the confidence to make informed decisions.

services

property management ▶

rental & leasing

home owners associations

get a quote

Property Management

It is important to keep in mind that every property is different for many reasons. There are many characteristics that define a property and each in its way contributes to its value, marketability, and the strategy for management. As such, owners of properties also vary. Some like to do it themselves, others don't want to get involved and some want a combination.

In order to make everything work, we learn our clients' investment goals and the property's needs. We create a plan and a unique strategy to meet our goals both short and long term.

- *Initial operating plan and budget*
- *Perform complete accounting on the property*
- *Rent collection*
- *Enforcement of lease terms*
- *Handle maintenance requests*
- *Provide tenants with access to 24-hour emergency service*
- *Conduct periodical property inspections*
- *Create and maintain relationships with qualified vendors*
- *Provide an annual property profile, including but not limited to:*
 - *Annual income statement and balance sheet*
 - *List of all maintenance and repair done*
 - *Cost savings analysis*
 - *Recommend future preventative maintenance*
 - *Capital reserve plan*
 - *Three or more contractor quotes for consideration*
 - *Area rental rates, vacancy rates and factors*
 - *Access to cutting edge technology tools to help streamline our daily operations to save our clients time*

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Rental & Leasing

We know how important it is to get that vacancy filled quickly. When the income stream is disrupted it can be very difficult to recover. Of course, you don't want to be dealing with that very often. It is extremely important to find quality tenants that will improve the property, help protect your investment and build a sense of community. To achieve this you need a plan that starts with a proven marketing strategy, one that will give your property the maximum exposure.

Second, a system for interviewing and selecting qualified tenants. Last but certainly not least, a consistent screening process that's really complete. By covering your bases in the beginning, you can avoid a costly mess in the end.

- *Research local area rental comparables, vacancy rates and factors to make the best recommendations for a competitively priced rental*
- *Effectively market the property in print and online*
- *Interview applicants and assist our clients in deciding on the right tenant*
- *Conduct a consistent screening process for all tenants*
- *Proactively negotiate rental rates*
- *Provide lease agreements that protect our clients from liability*

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Home Owners Association (HOA)

Whenever there is a community the individuals part of it will naturally come together to seek help in order to reach their individual goals. It is in our nature to seek advice and share our concerns. Although, an Homeowners Association is meant to unite residents in laying the ground rules of what is to be expected from each of them. Help them leverage maintenance or improvement costs and protect the community, it can turn into a quarrelsome atmosphere if not managed properly.

Orion R&M is experienced at handling HOAs and we can provide both the tools and support to help keep thing running smoothly.

- Respond to board members day-to-day operational requests and issues
- Respond to homeowners requests and questions in a timely manner
- Assemble board meeting packages prior to the meetings
- Attend association board meetings
- Assist the HOA with drafting a monthly and annual budget
- Help the HOA with the election process of new board members
- Offer guidance with finding qualified vendors and contractors to complete community repairs, maintenance and beautification projects
- Assist the HOA board on issues such as parking, recreational areas, landscaping, CC&Rs, improvements and much more

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Get a quote

We would love to earn your business. Please, fill out the form below and we will contact you as soon as possible.

Property Address *

Number of Units

Year Built

Owner's Name *

Owner's Address *

Mailing Address *

Contact Phone *

Fax

E-mail Address *

Re-enter E-mail Address *

Desired Start Date for Services

How did you hear about us?

Select ▼

Are you representing a Homeowners Association? Yes No

Are you a Homeowners Association board member? Yes No

SUBMIT

tenant resources

Submit an Application for Tenancy

◀ Download PDF Form

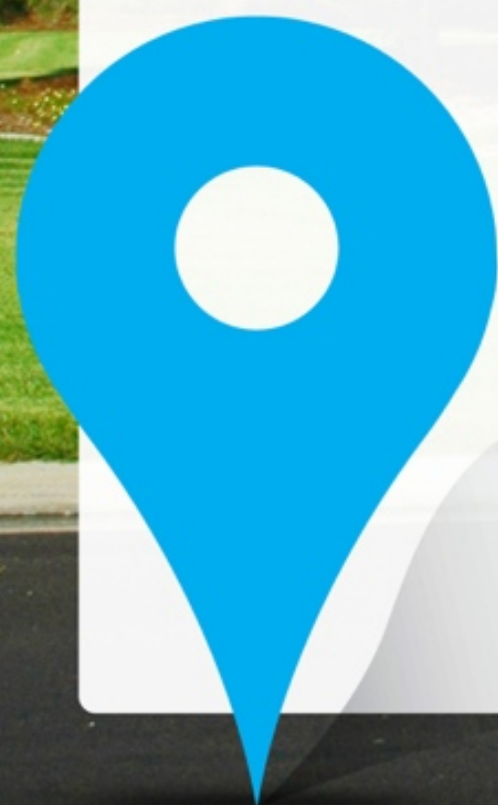
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Search by one of the following options:

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GO	GO	GO	GO

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Your E-mail *

First Name *

Last Name

Phone *

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City

State

Zip Code

Comments

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