


OVERVIEW OF SERVICES

KEY PM
PROPERTY MANAGEMENT. REDEFINED.

Las Vegas, Nevada



WHO WE ARE

Founded in 2001, [Key Property Management](#) is a full-service real estate firm specializing in residential property management and investment services across the Las Vegas Valley.

We manage one of the largest portfolios of single-family investment properties in the region, with thousands of successful lease relationships built over two decades.

Our mission: deliver winning outcomes for every party involved—the tenant, the property owner, and our management team.



Protect Your Asset



Maximize Returns



Professional Tenant Experience

BY THE NUMBERS

Concrete results tell a better story than promises.

1650+

Doors Under
Management

45

Avg. Days
to Lease

80%

Tenant
Retention Rate

99.9%

Owner
Retention Rate

[Numbers can change depending on market conditions]

MARKETING & ADVERTISING

Vacancy costs money. Our marketing strategy generates high inquiry volume and places qualified tenants fast.



35+ Listing Sites

Zillow, Homes.com, MLS,
Apartments.com, and more



Professional Media

Photography and 360° virtual tours
for every listing



Social Campaigns

Targeted Instagram & Facebook
with retargeting

LUXURY PROPERTY SPECIALIZATION — One of the few Las Vegas firms with dedicated expertise in high-end property marketing.

TECHNOLOGY

Systems that give you control and visibility without requiring your time.

Owner Portal

24/7 access to financials from any device. View rent payments, invoices, work orders, and statements in real time. Monthly and annual reports generated automatically.

Tenant Portal

Online rent payments via ACH (free) or credit card. Maintenance requests, lease documents, and payment history in one app. Reduces friction, increases on-time payments.

LEASING

Minimize vacancy. Maximize tenant quality.

SIX-POINT TENANT SCREENING

Credit History

Criminal Background

Eviction Records

Landlord References

Fraud Prevention

Verified Income Screening Tools

LEASE STRUCTURE

Comprehensive lease agreements with all required legal disclosures and customized clauses. Minimum security deposit equal to one month's rent. Optional \$300 pet deposit per approved pet. Full fair housing compliance.

RENT COLLECTION



Due the 1st, grace through the 3rd. Immediate follow-up on delinquencies.



Tenants interact with our team, not you. We handle all enforcement and difficult conversations. Other competitors are franchised or out of state with off site call centers or AI computer response. Not us, we have live local staff.



Itemized monthly statements delivered between the 10th and 12th. Direct deposit disbursement. No guessing with timely payments. Unlike our competitors you know when funds are being deposited.

MAINTENANCE

24/7 Emergency Response

Fire, flooding, HVAC failure addressed immediately as an emergency.

No Markup on Vendors

We never add management fees to invoices. Save up to 30% on maintenance and repairs with our preferred vendors.

Troubleshoot First

We attempt to resolve issues with tenants before dispatching vendors. This saves you money on sending a vendor when the tenant can resolve themselves.

Owner Approval

Non-emergency repairs over threshold require your approval.

ACCOUNTING & FINANCIAL REPORTING

Transparent financials are the foundation of a successful investment relationship.

Monthly & Annual Statements

Income, expenses, maintenance costs, and management fees—detailed and itemized.

Real-Time Portal Access

Current and historical reports, invoices, and transaction records available 24/7. Real-time accounting information as well as tenant payment info on your owner portal. Customizable reports to fit your needs as an investor and landlord.

Security Deposit Compliance

Accounts managed in full compliance with Nevada state regulations.

Year-End Tax Documents

Complete reporting provided to simplify your financial planning.

Direct Deposit Disbursement

Rental income collected, processed, and disbursed at no extra charge.

OUR FEES

No hidden fees. No surprises.

Service	Fee
Monthly Management Fee	5–8% of rent (\$85/mo min)
Marketing Fee (while vacant)	\$60/month
One-Time Administration Fee	\$350
Lease Renewal Fee	\$150
New Lease after a Vacancy	\$300
Referring Agent MLS Referral (When Applicable)	\$300+ (variable)

RESERVE DEPOSIT: \$500 minimum held from first month's rent for emergency repairs. This is not a fee—it stays in your operating account and is fully refunded at the end of our management agreement.

ADDITIONAL SERVICES

Rent Guarantee Programs

[Optional coverage available](#). Contact us for details and pricing.

Vacation Rental Management

[Short-term rental management](#) services available upon request.

Sales & Leasing

Full sales and leasing team at [Key Realty Southwest](#). Acquisitions, dispositions, 1031 Exchange, Investment Assistance, and commercial leasing.

Partner Referrals

Loan, escrow, title companies, insurance and general contractors. Additional costs priced by each provider.

WHAT OUR CLIENTS SAY



For almost 25 years, Key Property Management successfully managed my house in North Las Vegas while I lived elsewhere outside Nevada. Key successfully selected renters, who paid rent on time and rented, 5 plus years at a time. I could not be happier or more grateful for their services. Thank you, Key PM for so many years of excellent service and a job well done!

— Dave P. 1 properties, client since 2008



“Key Property runs a tight ship. We own several properties in Las Vegas and Key Property makes the management of them look effortless. If you're looking for a good management team these are the guys don't look any further. They give great guidance with current market conditions/pricing for the rentals.”

— Dave C. 4 properties, client since 2015

READY TO GET STARTED?

Whether you own one property or one hundred, we'd welcome the opportunity to show you how Key Property Management can improve your returns.

Schedule a Free Consultation

contact@keypm.com | [702-914-6567](tel:702-914-6567)

[Key Property Management](#) | Las Vegas, Nevada

