

# Sacramento's Leader in Property Management



Helping our team and our customers succeed has just become easier, because we're part of the **HomeRiver Group**, one of the largest property management platforms in the country. This partnership allows us to combine our local knowledge and experience with the tools and resources provided by a larger organization. We can serve you better and be more present. **HomeRiver Sacramento** is taking Sacramento property management to a new and exciting level. We're local leaders and we're innovators. Our goal is to help our clients obtain the highest possible return on their property investment without the stress related to property management.

**Areas served:** Sacramento, Natomas, Elk Grove, Laguna, Galt, Orangevale, Fair Oaks, Carmichael, El Dorado Hills, Cameron Park, Shingle Springs, Placerville, Antelope, Roseville, Rocklin, Granite Bay, and Folsom, Natomas, North Highlands, Citrus Heights, Antelope, Roseville Lincoln, Loomis, Rocklin, Marysville, Yuba City, Plumas Lake, and Olivehurst.

5896 South Land Park Drive  
Sacramento, CA 95822

1321 Howe Ave., Suite 101  
Sacramento, CA 95825



# Our Services

## Advertising and Marketing

HRG Sacramento employs one of the largest networks of skilled leasing agents to ensure our owners that their property will run at the highest level of occupancy.

## Tenant Screening

HRG Sacramento does a full credit, employment and rental history search on all incoming tenants. By doing this we are able to make sure we are dealing with the highest quality tenants and individuals who are leasing our owner's properties.

## Monthly Rent Collections

We handle and implement a multi-step process to ensure rental payments are made, but also to offer constant reminders to tenants of the importance of on-time payments.

## Annual Inspections

Our clients benefit from inspections performed prior to a resident moving into the property, annual inspections, and a detailed inspection at the time of a vacancy. Owners will be contacted regarding any work that is needed. Owners can order additional inspections if need be. Your resident will be instructed to contact our office for any maintenance they need. All owners have the option of performing their own maintenance or employing contractors of their choice.

## Online Accounting and Financial Reporting

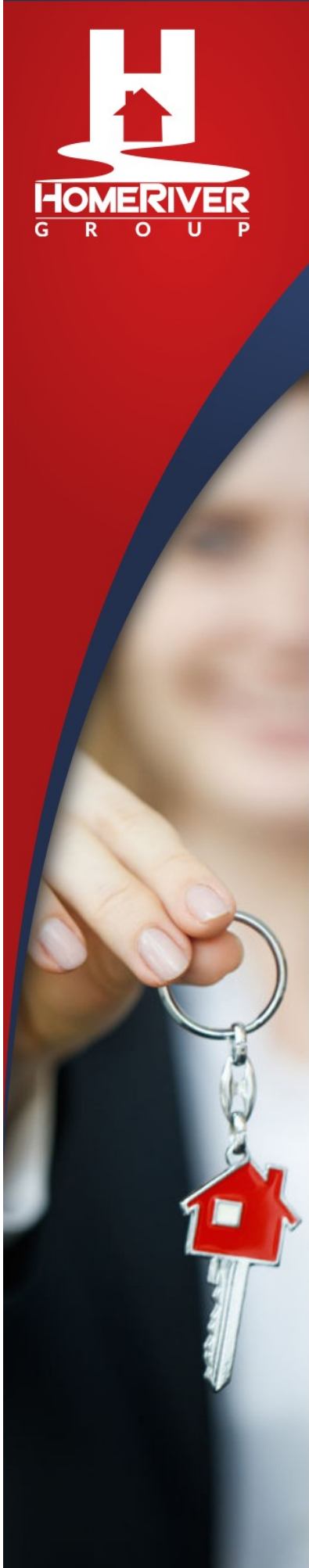
HRG Sacramento utilizes a web-based property management system. We provide our property owners with online access to view their financial statements that show when money is collected and any disbursements that have been made. We can provide numerous reports including tenant rental histories, work order history, property rental histories and profit and loss statements. Our system provides you, the owner, with access to the information you need when

## 24 Hour Maintenance Staff

Our experienced maintenance staff is available around the clock to ensure that issues associated with a building or unit can be reached in a timely fashion. We are also able to offer the lowest potential maintenance related costs due to our in-house maintenance staff which allows for large savings and higher profits for our owners.

## Coordination of All Eviction Proceedings

We follow a strict and effective rental collection process but in the event a tenant can no longer meet their rental obligation we will handle the eviction process swiftly. Our firm is knowledgeable in state and local property management laws. We also work with some of the top eviction attorneys to ensure a complete and accurate eviction process. We handle the entire eviction process so you won't have to.





# Testimonials

"It is no wonder that your company enjoys a fine reputation among local realtors in town. It is with out a doubt attributed to the quality of the staff that makes HRG." -**O. Hassoun**

"I am writing to commend the performance of your associates... While we were planning to rent our home for the first time, they took the worries out of a stressful situation. Whether we have a quick question or deep concern, they have always taken the time out to give us the sincere, personal yet professional attention that we desire. The service we receive is priceless." - **M. Daw**

"I just accessed my online accounts. No problem. I appreciate both the clear owner statement page, as well as the supporting invoices. I will be sending you checks to replenish the reserves. Also, we appreciated the home inspections. My wife has been talking with Alicia to authorize many of the recommended repairs for both houses. I expect the costs of those extensive repairs to exceed reserves. When requested, or when we see the next owner statement, we will cover the cost of the repairs as well as replenish the reserves. My tenants have been very pleased with the maintenance work. And it certainly has relieved me from the hassles of having to deal with contractors." -**Michael**

"It has been a fine pleasure working with HRG Sacramento and appreciate all the splendid help and assistance and support used in the maintenance and rental help in managing my two duplexes. You have an excellent company and have helped me out a lot owning the property and managing. Thanks for everything." - **S. Hubbard**

"I now have reliable tenants, a rehabilitated property, and am no longer bothered by the situation...in fact, I'm very pleased." - **B. Willis**

"Thank you for all your hard work and conscientious efforts in managing the property. I will certainly recommend you and your firm to others." - **P. Auld**





## Robert Machado

President/Broker  
HomeRiver Group Sacramento

Vice President  
HomeRiver Group



President and owner of HRG Sacramento, Bob graduated from UC Berkeley “With Distinction” (1977) and has a degree in Economics. He holds the Certified Property Manager (CPM<sup>®</sup>, 1992) and Master Property Manager (MPM<sup>®</sup>, 1995) designations. Bob has been managing residential and commercial property in the Sacramento area since 1980 and is both an owner/investor and fee manager. Bob holds a California Brokers License (Lic No. 00691121).

Bob was born and raised in Sacramento and has lived in Sacramento most of his life. He attended and graduated from Kennedy High School (1972) and Sacramento City College (1974) earning an Associates Degree in Accounting.

Bob is a founding member of the local chapter of the National Association of Residential Property Managers (NARPM<sup>®</sup>) and was its first president (1992). In addition to his local leadership, Bob is a past National President of NARPM<sup>®</sup> (1996-97) and served on the national board from 1992-1998. While on the national board he served as chair of Membership (1992-94), Finance (1994-95), Grievance (1994-95), Convention (1995-96), Nominations (1997-98), Vice President (1994-95), and President-Elect (1995-96). Bob is also a nationally qualified and recognized speaker for the association and teaches various property management topics and has authored several property management courses.

Bob and his wife Deborah have two sons, a daughter, and four grandchildren.



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[www.HomeRiverSacramento.com](http://www.HomeRiverSacramento.com)