



Meet Your Local **SPECIALIZED Team**

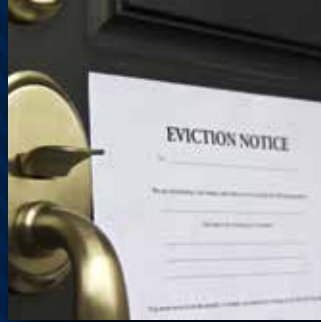
We Specialize in Your Peace of Mind





Your SPECIALIZED Team understands what matters most to you as a rental property owner:

- You want peace of mind, knowing your property is being cared for by experienced professionals.
- You want continual, clear communication, but you don't want the time-consuming headaches of self-management.
- You want to keep your costs down.



“Working with the company has been one of the most pleasurable experiences I have had in my life. After looking for a property for 2 months and emailing and texting a dozen or so “landlords” with no response besides a few scams, I came across one of Garrett’s listings. I emailed him about the property and 3 days later I was signing the lease. Everything from the self viewing of the property to the application process to the lease signing was stress free. All of my questions, comments, and concerns were all addressed immediately and professionally. The staff in the Dallas office, specifically Brenda and Jon, made sure I had a full understanding of the lease and how to go about taking care of any and all issues I may have in the future. This company has been completely transparent, and I feel as if the door is always open to me for anything I need. I would recommend this company to everyone, especially if they have never worked with a property management company before. Thank you for setting my family and I up with this great property.”

– Alex P. ★★★★★

LEARN MORE 



WHY CHOOSE THE SPECIALIZED TEAM?

Why do Atlanta homeowners like you choose us to manage their rental property? It comes down to unsurpassed customer satisfaction, over three decades of experience, a team of ethical professionals, and comprehensive service that outperforms our competition in every detail—saving you money over the long term.



"The team really came together to get me and my family into the right home for us. From the very beginning they were extremely helpful even when the original property we were interested in was already leased. Brenda immediately sent us 4 more homes to look at that were similar to our specifications. We fell in love with the second house that she recommended and within a week we have signed the lease and are set to move in. When I went to the office to make the initial payment it felt like the whole office was there to greet me and welcome me to their family. I highly recommend giving the a call if your moving to the DFW area." – Gregory L. ★★★★★

We Specialize in **HIGHER CUSTOMER SATISFACTION**

While we are the largest and most experienced company in the markets we serve, first and foremost we specialize in unmatched customer satisfaction based on constant communication. In a historically difficult industry with unreliable providers, we have set a new standard for taking care of our clients as we would our family—and our reviews speak for themselves.

- 4.6 Google Rating with over 400+ Positive Reviews
- Rated an A+ by the Better Business Bureau
- 98.4% Customer Satisfaction Rating

Your personal client satisfaction specialist is dedicated to ensuring that you and your property receive the utmost care.



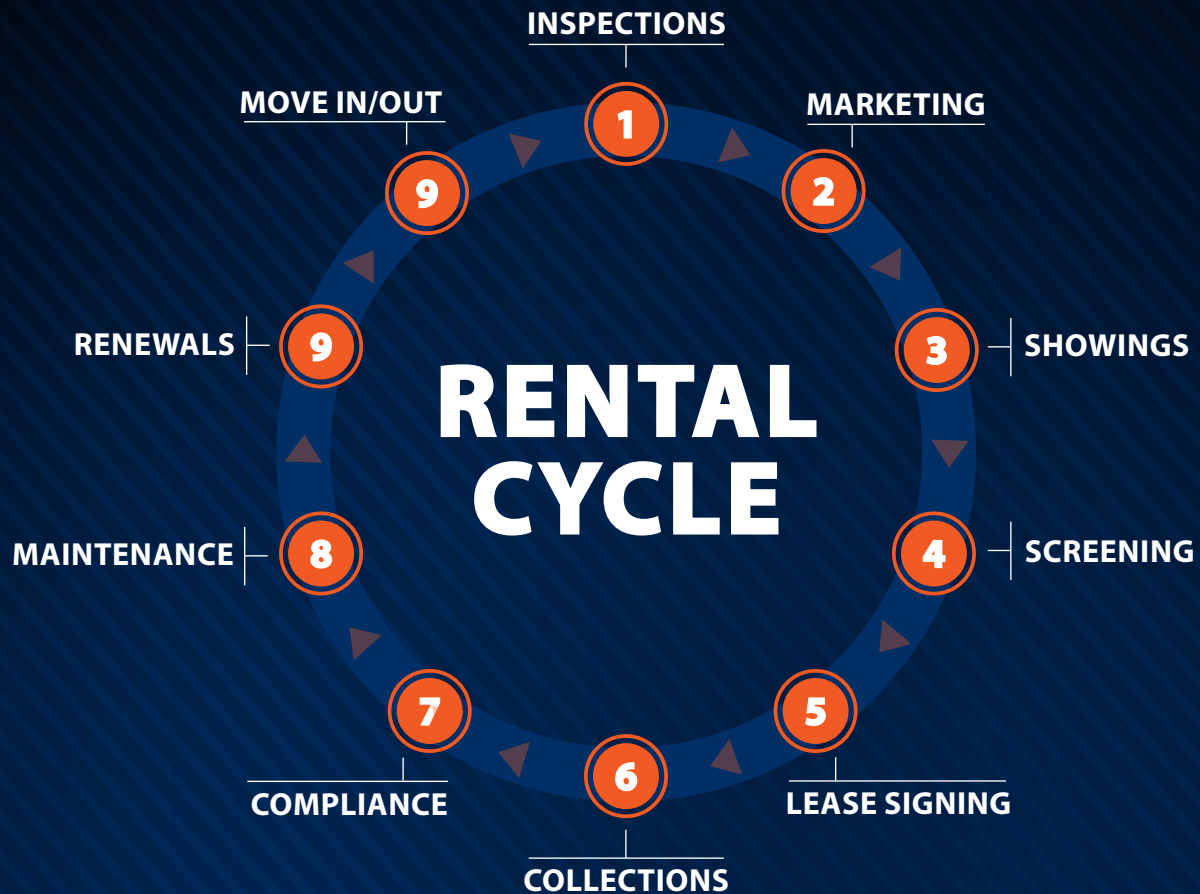
We Specialize in **STRONGER EXPERIENCE**

There is a reason why we are the largest and most trusted rental property management firm. Thousands of local rental property owners recognize that experience matters. After over 30 years serving the local DFW market, we have developed efficient processes for every aspect of the rental cycle, we deeply understand the local market and neighborhoods, and there are few problems we haven't encountered. When it comes to managing the complexities of property management, there is simply no match for experience.



"My experience with Specialized from day one has been A+. The staff is professional, prompt in responding, and proficient in finding tenants. I especially liked working with Garrett George, Leasing Agent/ Realtor at Specialized. He provided the encouragement, guidance and assurance I needed to lease my dwelling. Dealing with Specialized and Garrett has been a blessing. I don't have to worry about anything because they take care of everything for me. If you are new to the leasing business, or if you are unhappy with your property management, I highly recommend this firm for you!"

–Marie F. ★★★★★



We Specialize in **MORE COMPREHENSIVE MANAGEMENT**

Happy clients and unmatched experience are critical—but what exactly do we do for you? Our technology-driven, efficient process is the most professional, comprehensive management service in the industry. Our proprietary marketing and leasing system, online owner portal with 24/7 access to reports and real-time updates, rigorous tenant screening systems, online rent collection and electronic owner disbursements, in-house maintenance department, CPA accounting support, in-house legal counsel, and industry-leading management software comprises the most effective and responsive property management service.

The result—less waiting and worrying and better peace of mind.



“Specialized’s leasing agent, Jon Beaman, provided me quick results in leasing my home. I am an out-of-state homeowner, so through telephone calls and emails Jon assessed my home, had a family approved and lease signed in two weeks of putting it on the market. I was truly amazed at the quick response. I have been very happy with this property management company and would highly recommend using them.” – Homeowner ★★★★★



“Specialized is by far the best management company in DFW, it honestly takes pride in serving its homeowners and the residents that occupy their homes. I have never seen more professionalism and courtesy shown by employees. Ty is a great guy who knows maintenance and is very attentive to the needs of the residents. Prompt service and great customer skills equals a successful company who takes care of its clients. Strongly recommend Specialized to anyone in the rental market.” – Jeremy P. ★★★★★

We Specialize in **HIRING ONLY THE BEST**

We believe that our ability to find, screen, and train the right talent has everything to do with how well we manage your property. We start by finding friendly, professional specialists with the right skills, experience and certifications, then rigorously test, screen, and vet these applicants to ensure that we truly have the top brainpower and expertise our clients deserve. Finally, they put personal integrity first and share our values of always doing the right thing for our customers.

The resulting team is one you can truly trust with your asset.

*The Specialized team supports the Wounded Warriors Project
and donates annually to this worthy cause.*

We Specialize in **SAVING YOU MONEY**

We start with straightforward, honest pricing. While discount firms may tout low fees, they end up costing more over the long term due to hidden fees, missed details, costly mistakes, longer vacancies, code violations, property citations, slower collections, and higher eviction rates. Our approach is just the opposite: securing the long-term performance of your investment over time with proactive attention, cost-effective maintenance, strong regulatory compliance, faster leasing, and better tenant screening to keep rent coming in on time.

We are not here to sell you a discount management plan, skimp on service, and leave you responsible for the expense of costly mistakes. Our mission is to provide premium property management service that protects you from the many hidden costs of rental property, which add up quickly.



"Jon was a consummate pro in helping us to get our newly vacated property made ready and rented quickly. Being that we own properties in Texas yet live in SoCal, he made the experience for us easy and most enjoyable. His expert guidance helped us to focus on other important matters while he "took the reigns" and got our property leased in a timely fashion. I highly recommend Jon as a Real Estate professional who spares no expense (personal and otherwise) to help his clients navigate the complex waters of make ready and leasing in the DFW market."

– Jim G. ★★★★★

Experience Premium Service

We are committed to 100% satisfaction

Join thousands of homeowners across the state of Texas who put the Specialized team to work for them. Our superior customer service, unmatched experience, proven team, and more complete service protects your pocketbook long-term while giving you greater peace of mind.

With our 100% Satisfaction commitment, the Specialized team is the clear choice for the Atlanta's conscientious homeowners. We believe that long-term clients are kept through first-class service, not restrictive contracts, just call us and we will make it right!

**Get the peace of mind you deserve now.
Call your Specialized team.**

(404) 596-8454



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1201 Peachtree St., 400 Colony Square, Ste. 200, Atlanta, GA 30361