

2025

PREMIER PROPERTY MANAGEMENT SERVICES

BUSINESS OVERVIEW

LOUISVILLE METRO AREA



JAY PITTS
// BROKER //



ZACK PITTS
// PROPERTY MANAGER //



JEN PITTS
// COO //

Property Management Runs in Our Blood

We are a second-generation family business.

Jay and Zack grew up immersed in nearly every aspect of the real estate world. Their father built homes, owned investment properties, established himself as a prominent realtor, and founded a successful property management company. The boys' experiences learning with him throughout their childhood and teenage years served as a great foundation for their own careers buying, selling, and managing properties.

Jay initially worked in the mortgage industry before shifting his focus to become a realtor. Zack took the path of working as an appraiser before transitioning to real estate sales as well. Jen spent 10 years managing non-profit campaigns, which has lent itself to the operational oversight of our business.

In 2015, the three of us combined our skill sets and formed the real estate brokerage and property management companies we run today. We began with under 200 units and now manage over 500 rentals!

We Provide You With Peace of Mind

We'll take care of your investment property as if it were our own.

Our goal is to work with owners whose goals for their investments align with ours. It's important for us to understand your long-term plans for the property, your philosophy on upkeep, and your financial position. We want to maximize the returns on your investment without cutting corners that will hurt you in the long-run.

We aim to be efficient and proactive when it comes to property maintenance. We believe in fixing small things to avoid big expenses down the line. We work with contractors who have proven to be reliable and competent while charging a fair price.

As members of the National Association of Property Managers (NARPM) and the Louisville Apartment Association, our team maintains up-to-date knowledge about Fair Housing laws, landlord requirements, and property management best practices to ensure that all parts of the rental process are above board.

Perhaps most importantly, you can go about your day without worrying about your investment or lifting a finger to manage it.

We Manage a Variety of Properties for Different Clients



275+ single-family homes



275+ multi-family units



\$1,133 average monthly rent



Class A + B rentals in **Louisville Metro**



160+ owners throughout the country

We're a Forward-Thinking Company

We combine modern technology with personal service for residents and owners. Here are some highlights:

- Leasing via showings + smart lockboxes
- In-House maintenance + reliable contractors
- After-hours call center
- Electronic document signing + storage
- Resident + owner web portals
- Online rent payments
- Monthly ACH payments to owners
- Email statements + updates
- Resident benefits program



Our Clients + Residents Tend to Like Us



"I have been a client for several years. Zack and Jay are extremely responsive and provide me with multiple solutions if a repair or tenant issue arises. I have referred them to many investors and would not hesitate to refer or utilize this company. Lastly and maybe most important - I trust their tenant qualification - which leads to more rent. First class!"

- Jason K.



"As a first time renter, I choose to rent through a management company instead of an individual landlord or property owner. I'm so happy I did! I can't say enough good things about my experiences. I've lived in a unit that PPM manages for a year now & I will absolutely be renewing my lease. I am so impressed & wow-ed that they have always quickly & efficiently fixed things - hassle free - if there was ever an issue. I honestly can't recommend this company enough. They're very hands on when you need assistance of any kind - with great communication skills - but they also just let you be if you're fine & don't need anything."

- Courtney



"Premier Property Management is as good of a property management company as you'll find. They are responsive, professional, and make the landlord experience as great as possible. They treat people fairly and I would recommend them to anyone looking for property management services."

- Phil W.



"These guys have managed my rental property from day one, and have done a great job. They have helped select tenants, collected all rents, and taken care of any repairs without me having to get involved. I will never rent out a property without them serving as my property manager."

- Matt B.

Management Fee

A % of monthly rent collected covers the following services:

- new property onboarding
- market assessment and rent recommendations
- Louisville Metro Rental Registry input
- monthly rent collection
- security deposit collection, management, and disbursal
- owner draw processing - regular
- owner draw processing - late payment cycle
- monthly owner statement processing
- tenant customer service - general/troubleshooting, billing questions, lease questions and complaints, online portal guidance and set-up, etc.
- owner customer service - general/troubleshooting, billing/statement questions, online portal set-up and support, important property updates, etc.
- renter's insurance management
- enforcement of lease, rules and regulations
- trips to post notices and postage for certified letters/notices
- utilities transfer management and bill payment
- convenient technology - online portals for owners and tenants, electronic payment system, electronic signature program

Leasing Fee

A % of the first full month's rent covers the following services:

- marketing
- responding to phone, email and online inquiries
- onsite showings and/or use of rental boxes
- applicant screening and selection
- lease document preparation and review/signing
- ldata entry
- move-in inspection

Fees may vary by property and are subject to change with a minimum of 30 days' notice.

Maintenance Fees

Service charges and/or hourly rates apply for the following services:

- regular labor
- emergency after-hours labor
- special entry and delivery trips
- initial property maintenance (make-ready)
- standard turnovers
- renovation oversight
- property inspections
- rekeys

Mark-ups on vendor bills and materials allow us to provide the following services:

- 24/7 support (office staff and after-hours hotline)
- contractor/vendor screening and documentation
- contractor/vendor dispatch and follow-up
- contractor bill payment

Administrative Fees

An annual fee covers:

- annual owner statement processing
- preparation of 1099's
- document storage

Miscellaneous

Fees may apply for the following:

- court attendance
- set-outs
- insurance claim processing
- other unique services outside normal duties

Fees may vary by property and are subject to change with a minimum of 30 days' notice.

We'd Like to Work With You

**If you're interested in giving us the
opportunity to manage your property,
let's talk about any questions you have.**

Terrance Macklin
Property Manager
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Additional Resources:
www.ppmky.com

Rates specific to your property available upon
request.