

DON'T CHASE A
CONTRACTOR.
START TRUSTING ONE.



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READY TO GET TO WORK?



The Most Expensive Mistake Isn't a Bad Repair – It's Bad Advice



Owners were getting a bad deal – reactive maintenance, delayed repairs, unvetted contractors, and vendors who disappear mid-project. We built this company to change that.



The Problem



Reactive maintenance, delayed repairs, unvetted contractors – and no one holding vendors accountable.

The Approach



We ask what the property needs to accomplish, and by when – then recommend only what serves that goal.

The Value



Honest advice, less guesswork, no over-scoping. Every recommendation tied to your timeline and goals.

Selling soon? Protect value.

**Holding long-term?
Invest in durability.**

A partner built for owners who are done settling for reactive maintenance and guesswork.

THE HIDDEN COST OF GOING WITHOUT



Say a mid-size renovation project – a handful of units, a roof, or an exterior overhaul – takes 8 weeks longer than it should because there's no one vetting bids, catching scope creep, or holding contractors accountable. Here's what that delay actually costs:

-\$3,300+

lost rent per unit

8 extra weeks of vacancy at \$1,800/mo avg rent

-\$13,000-\$20,000

lost rent alone

Across 4–6 units in a renovation phase

-\$7,500-\$11,250

avoidable cost

10–15% overpay on an unvetted \$75K contractor bid

+5–10%

rework added to total cost

From missed scope or poor-quality work

-\$20,000-\$35,000+

total hidden cost on a \$75,000 project – often more than our fee would have been.

On a \$75,000 project, the "savings" of skipping owner's representation can quietly cost \$20,000–\$35,000+ in lost rent, overpaid bids, and rework – often more than our fee would have been in the first place.

IS THIS YOU?



No one's managing your contractors.

Your property manager is fielding bids in between leasing calls and resident complaints — because nobody else has time to.

Scope changes hit after the invoice.

You found out about a scope change after the invoice showed up, not before.

One bid isn't a choice.

You approved a bid because it was the only one you got, not because you knew it was fair.

Month three of a 'quick repair.'

A "quick repair" is now in month three, and nobody can tell you why.

Paying markups you don't need.

You're paying a contractor's markup on work that didn't need a general contractor in the first place.

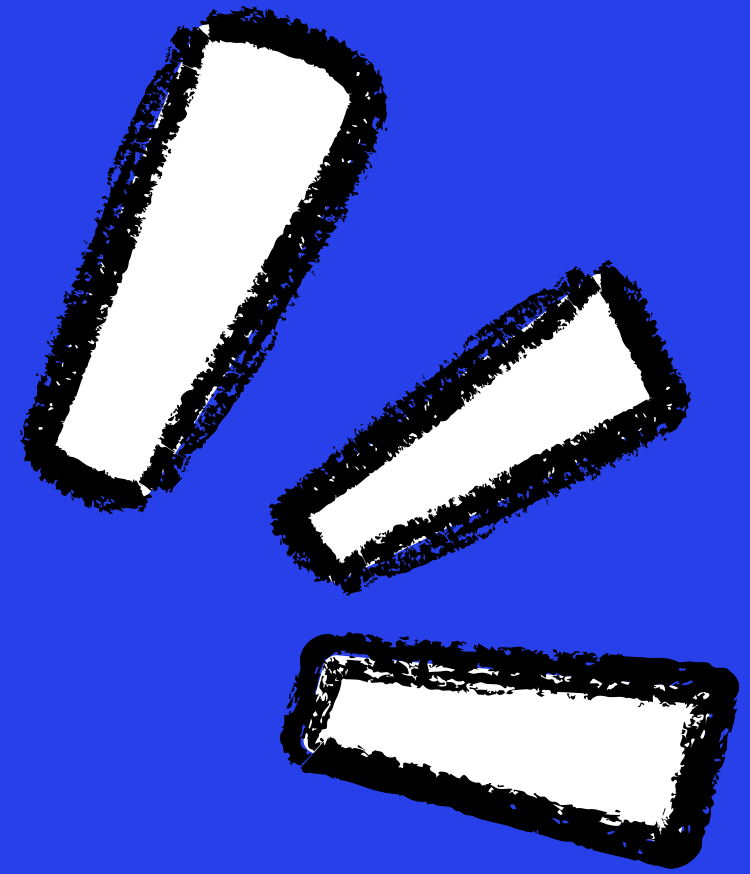
Six-figure decisions, zero guidance.

You're making six-figure repair-or-replace decisions without anyone who's actually done this before weighing in.

let us protect your time & money

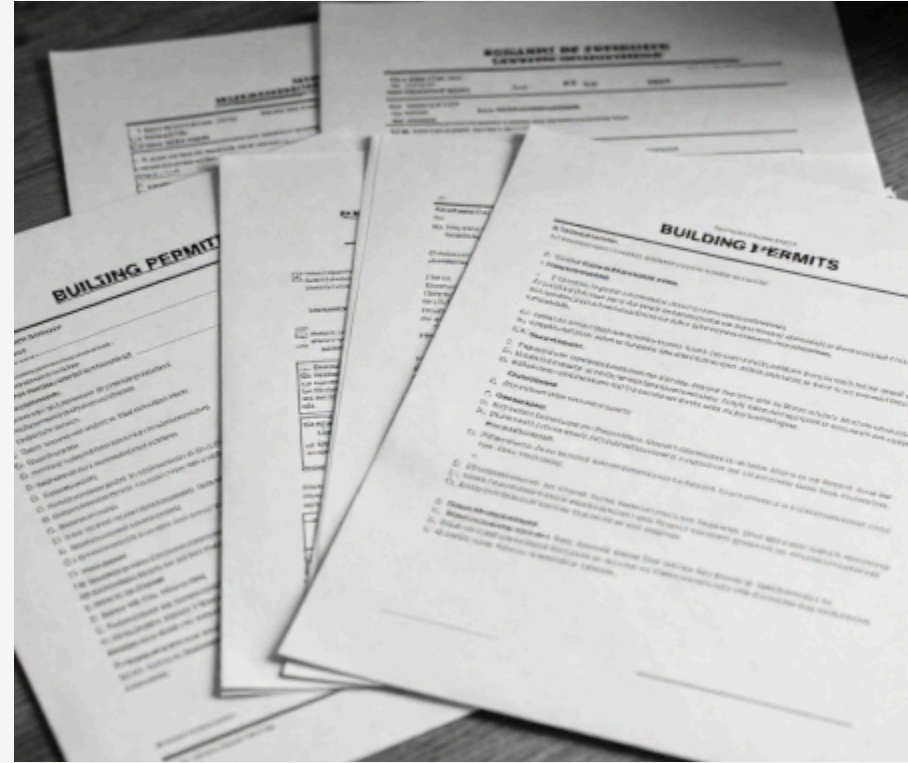
IF THAT
RESONATES

WE NEED TO TALK...





OWNER'S REPRESENTATION



Competitive Bidding

We source and vet 3+ bids on every project — typically a 10-15% swing between the highest and lowest bid on the same scope.

On capital projects, we manage subcontractors to keep bids apples-to-apples, closing a gap that otherwise adds 10-15% in avoidable cost.

Permitting & Timeline Control

We handle permitting and inspections directly, avoiding the 2-4 week delays that happen when paperwork sits without anyone pushing it through.

We keep projects on schedule so units aren't sitting vacant an extra 4-8 weeks waiting on a delayed timeline.

Smart Repair Decisions

We tell you honestly when a project doesn't need the expensive fix — the difference between a full replacement and a targeted repair can mean \$40,000+ saved.

We self-perform smaller jobs like siding, roofing repairs, and carpentry, cutting the 15-20% markup of subbing it out through a general contractor.

Property Team Coordination

We coordinate directly with your property management team, keeping tenants informed and disruption low.

Your team stays focused on leasing and residents, not chasing contractor updates.



UNIT RENOVATION

Strong rent-ready presentation
for prospective tenants.



UNIT RENOVATION

- FULL INTERIOR RENOVATION SCOPING AND EXECUTION
- FLOORING REPLACEMENT (LVP, TILE, CARPET)
- KITCHEN AND BATHROOM UPGRADES – CABINETS, COUNTERTOPS, FIXTURES
- PAINT, TRIM, AND FINISH-OUT WORK
- PUNCH LIST COMPLETION FOR LEASING READINESS

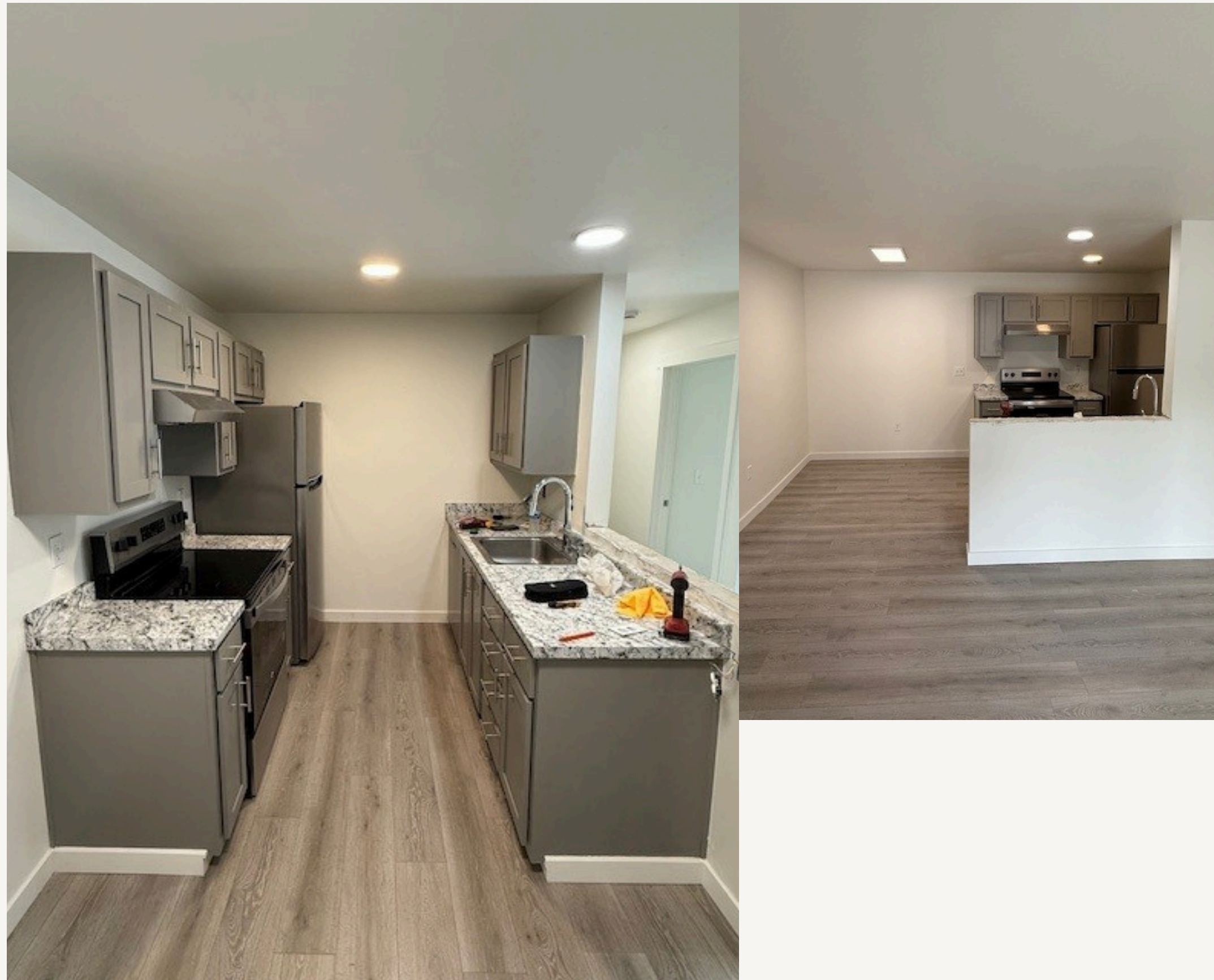


KITCHEN

BEFORE

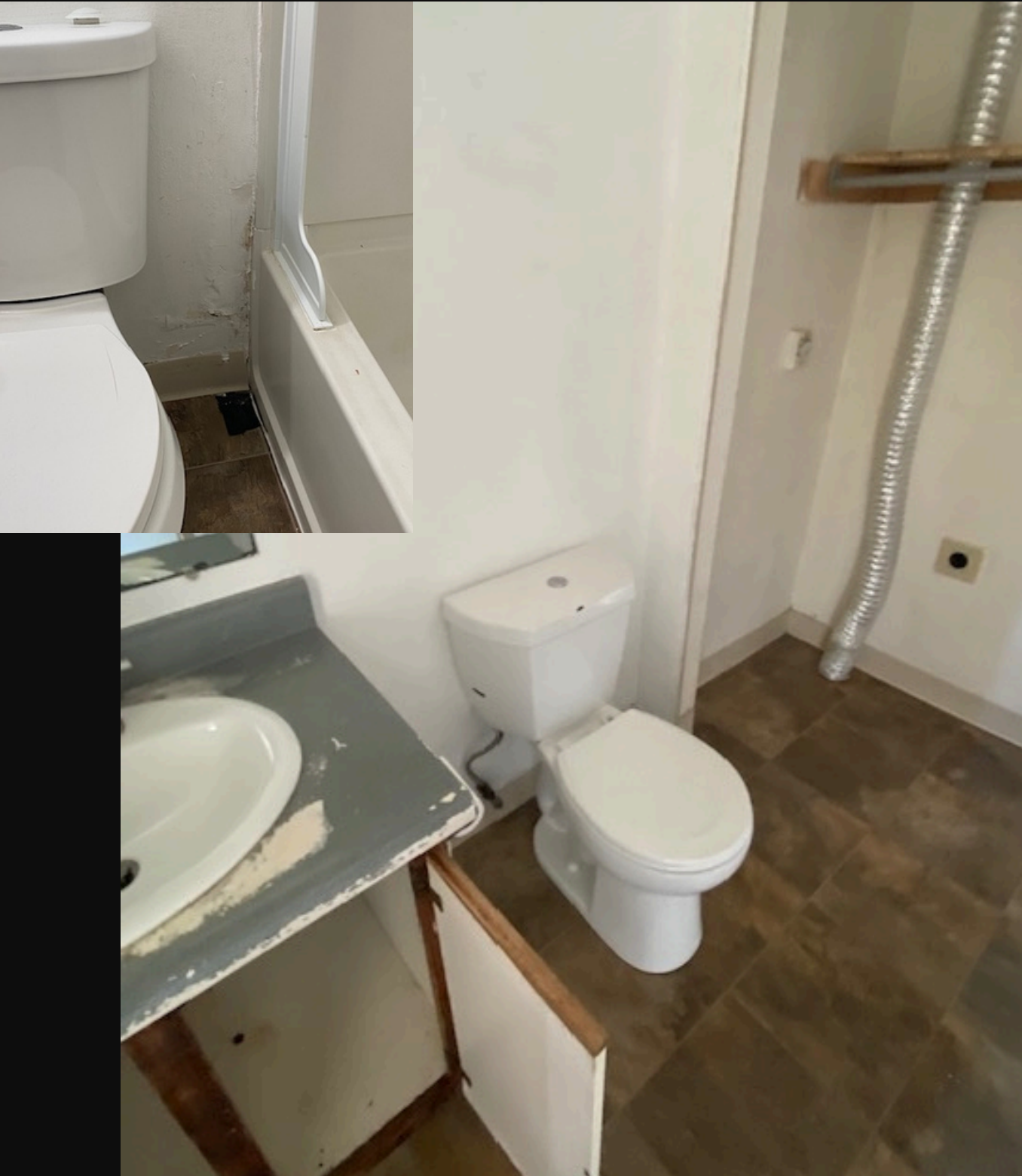


AFTER



BATHROOM/LAUNDRY

BEFORE

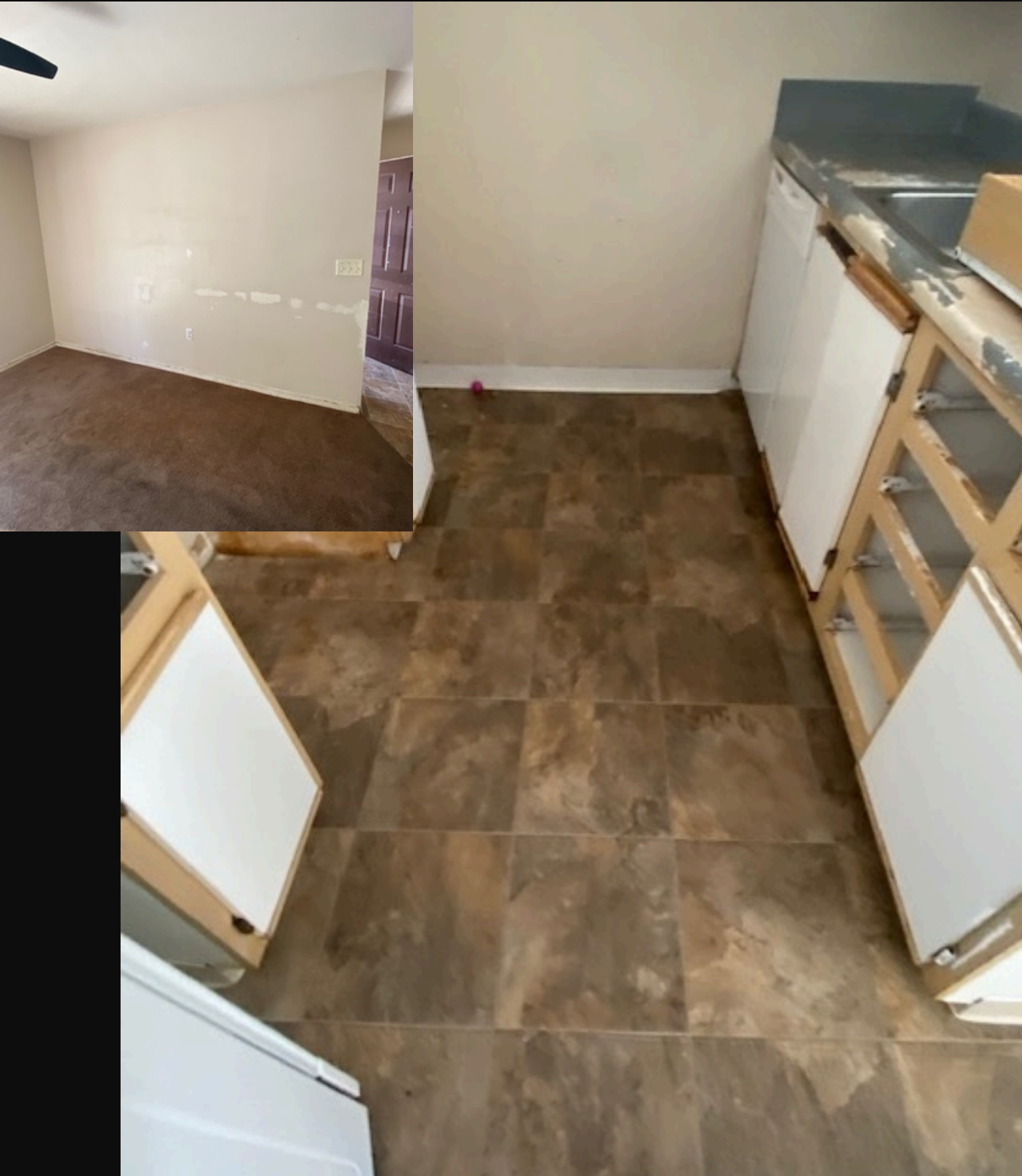


AFTER



FLOORING/CARPET

BEFORE



AFTER



DRY ROT REPAIR

Catching structural issues before they become expensive ones.

- On-site identification of dry rot and moisture damage
- Removal and replacement of compromised structural framing, siding, and trim
- Moisture barrier and ventilation corrections to prevent recurrence
- Documentation of repairs for ownership and insurance records

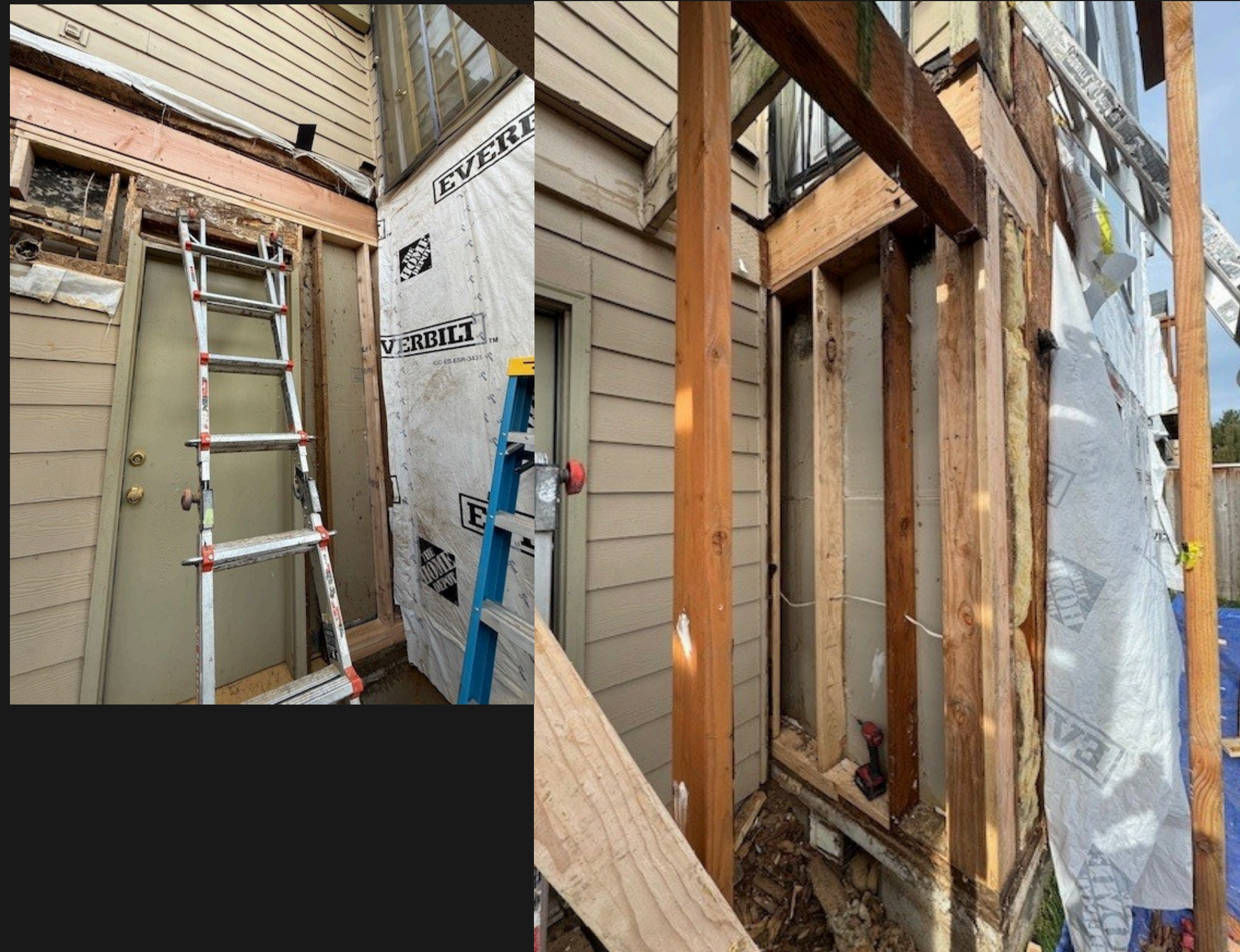


DRY ROT REPAIR

BEFORE



AFTER





EXTERIOR REPAIRS

Curb appeal and building health, handled together.

- SIDING REPAIR AND REPLACEMENT
- EXTERIOR PAINTING AND TOUCH-UPS
- DECK, STAIR, AND RAILING REPAIRS
- GUTTER AND DRAINAGE CORRECTIONS
- PRESSURE WASHING AND GENERAL EXTERIOR REFRESH





PROPERTY ASSESSMENT

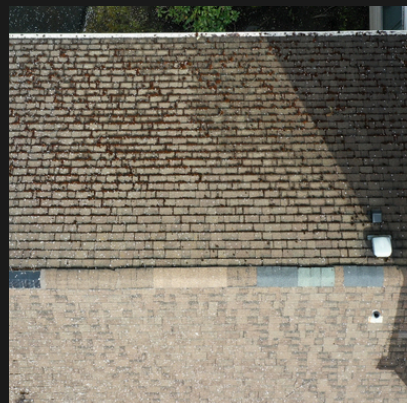
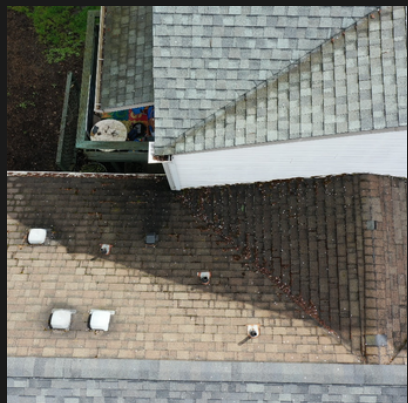
Providing a data-backed roadmap for budgeting and prioritizing improvements.

FULL PROPERTY WALK AND CONDITION INVENTORY

PHOTO-DOCUMENTED FINDINGS BY UNIT AND COMMON AREA

PRIORITIZED REPAIR RECOMMENDATIONS

CAPEX FORECASTING SUPPORT





Property Assessment Example

Sawyer Pointe • Priority Exterior Repairs

 Immediate Attention	• Roof, drains, stucco, and door issues across four units • Siding and trim damage, walkway/stair repair, and balcony/railing issues on the south side • Exterior wall cracking and a loose stair railing on two separate units
 Soon	• Aging roof coating – seal small penetrations before next wet season • Fading exterior paint – plan a refresh next year
 This Year	No urgent items identified – standard maintenance schedule

**NEEDS ATTENTION THIS YEAR.**

D14/12/13/11

Roof, drains, stucco, doors

C7

Exterior wall cracking

C12

Stair railing loose

F 1/2

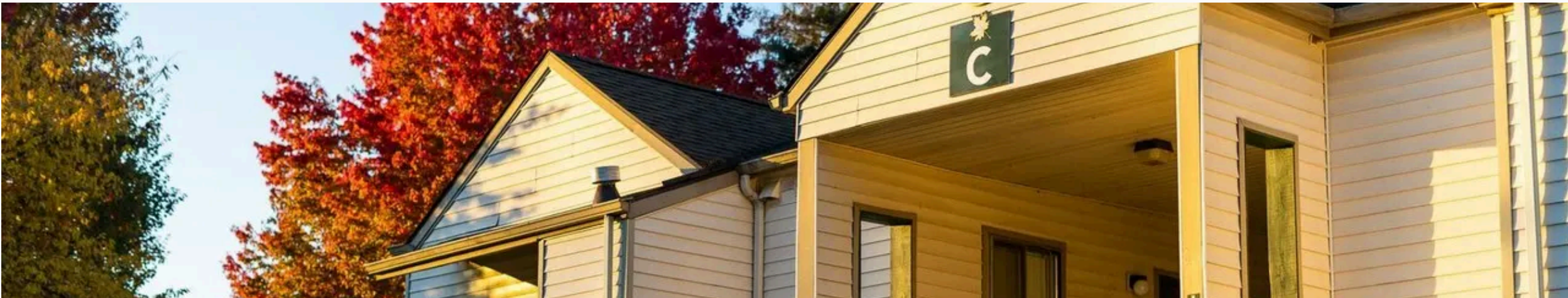
South side siding & trim damage

F10/9

Walkway & stair repair

F5/3/6/4

Balcony & railing issues



➤ PRIORITY BREAKDOWN.

Status and key urgent items by building.

A	GOOD	Routine maintenance. No urgent items.
B	MONITOR	Roof coating aging. Seal small roof penetrations.
C	PRIORITY	Exterior wall cracking. Stair railing loose.
D	CRITICAL	Drains, stucco, and door issues.
E	MONITOR	Exterior paint fading. Plan refresh next year.
F	CRITICAL	Sliding & trim damage. Walkway & stair repair. Balcony & railing issues.





OTHER SERVICES

Everything else that comes up —
so you're not managing five
vendors for five different problem
types.

OTHER SERVICES



The day-to-day work that keeps a property running, not just the big projects.

1



General Maintenance & Repairs

- Work orders and service calls
- Drywall repair, painting, touch-ups
- Door, window, and lock repairs
- Fence, gate, and railings repairs
- Smoke/CO detector installation

2



Plumbing

- Faucet, fixture, and toilet repair or replacement
- Water heater replacement
- Drain cleaning and waterline repair
- Full re-pipe when needed

3



Safety & Code Compliance

- Smoke/CO detector compliance
- Handrail and guardrail installation
- Trip hazard mitigation
- Annual inspection repairs (city or fire marshal)

4



Recurring Maintenance Programs

- Scheduled preventative maintenance
- Filter changes, water heater flushing, gutter cleanouts
- Seasonal inspections before problems become emergencies

5



Documentation & Reporting

- Before/after photo reports on every job
- Detailed work order invoicing with notes
- Tenant damage documentation
- Capital improvement project coordination

Result: One team that covers everything from a leaky faucet to a capital renovation — so ownership isn't juggling five different vendors for five different problem types.

REVIEWS



I've been a loyal customer for over 8 years now, and the entire team at Leeway Construction and Maintenance never fails to impress. There are no limits to their abilities—everything from plumbing, electrical, to construction. They are friendly, professional, and most importantly get the job done fast with the highest quality of work. I look forward to our ongoing relationship. The attention to detail and the exceptional service I receive each time keeps me coming back.

 **Soo B.**

I recently had them come to fix my bathtub, and I am extremely pleased with the service I received. Aiden's professionalism and expertise were evident from the moment he arrived. He quickly diagnosed the issue and explained the repair process in a way that was easy to understand. Aiden worked efficiently and diligently, ensuring that every detail was taken care of. The quality of his work was outstanding, and my bathtub is now working perfectly.

 **Laura S.**

They have been so helpful every time we need maintenance on our rental property. He goes above and beyond to make sure the problem is fixed same day.

 **Geordyn C.**

As a property manager, this industry relies upon reliable maintenance crews. Working with Leeway Construction and Maintenance has been phenomenal. I have always had the best experiences with them. Greg, who coordinates all of the scheduling, is communicative, prompt, and responsive. The techs—Aden, Issak, Jackie, Donny, and Lisandro—have done spectacular work at all of my properties. 10/10 would recommend using Leeway Construction and Maintenance for your property needs.

 **Candace E.**



Trusted for responsive service, quality work, and reliable communication across maintenance and construction needs.



Leeway
**CONSTRUCTION
& MAINTENANCE**

LIC #: LEEWACM756Q5 | CCB #: 259708

**SIT BACK AND
SEE THE RETURNS**

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