

GERARDO ASCENCIO JR., BROKER

Property Management *Services*

Rent collected, repairs handled, and your money in your account by ACH. Hands-on management from a broker who has been in the business since 2012.

Rent collection

ACH owner payouts

Repairs

Tenant placement



Jerry Ascencio Jr., Broker

Gerardo Ascencio Jr., Broker • CA DRE #01923803

Call 818-483-6550 **Email** jerry@jerryateam.com

458 N Maclay Ave, San Fernando, CA 91340

2012

IN THE BUSINESS SINCE



YOUR BROKER

Hands-on management, from a broker you can call.



I'm Jerry Ascencio Jr. I've personally been in the business since 2012, and real estate and loans are all I do.

When you hand me your property, I take care of the day-to-day: collecting rent, handling repairs, and finding and placing tenants, so you get a deposit and a clear statement every month.

Since 2012

Personally in the business

2 days

From tenant payment to your ACH

1 focus

Real estate & loans only

WHAT'S INCLUDED



Rent collection

We collect rent from your tenants each month and receive it into the Gerardo Ascencio Jr., Broker Trust account.



Owner payouts by ACH

Your rent is disbursed to you by ACH 2 days after we receive it from the tenant.



Repairs, handled

We take care of all repairs. Repair costs are deducted from your disbursement and shown on your statement.



Tenant placement

Vacant or newly remodeled? We find and place the tenant for you.

SIMPLE PRICING

Simple, straightforward pricing.

Pricing depends on one question: does the property already have a tenant?

NO TENANTS YET? START HERE

We find the tenant

For vacant, new, or newly remodeled properties. Choose one of two options:

MOST CLIENTS CHOOSE

OPTION A

8% of monthly rent

One simple percentage of the rent collected each month, including when we place a new tenant.

or

OPTION B

6% of monthly rent

+ tenant acquisition fee

Half a month's rent, charged each time there is a new tenant.

6%

of monthly rent collected

Property already has a tenant

If your property is already rented, management is 6% of the monthly rent collected.

\$150

Monthly minimum

Management fees are a minimum of \$150 per property per month.

EVERY PLAN INCLUDES

Rent collection

into the Broker Trust

ACH payouts

2 days after rent is received

Repairs handled

deducted from your disbursement

Monthly statement

with any repair deductions

Multi-unit buildings: the percentage applies to the monthly rent collected; the \$150 minimum is per property, per month. Ask us to walk through the numbers for your building.

HOW IT WORKS

From your tenant's payment to your bank account.

1

Your tenant pays rent

Tenants pay their monthly rent to us, so you don't have to collect it yourself.

2

We receive it into the Broker Trust

Rent is received into the Gerardo Ascencio Jr., Broker Trust account.

3

You get paid by ACH

Your rent is disbursed to your bank account by ACH, less the management fee and any repair costs.

2 days after we receive the tenant's payment

4

You get a monthly statement

Every month you see what came in, what went out, and any repair deductions, line by line.



Repairs are handled for you. When something breaks, we take care of it. The cost is deducted from that month's disbursement and shown on your statement, so there's nothing for you to pay separately.

Online rent payments, tracked for every property.

Rent is managed in The CRM Plus. Tenants get a secure payment link, and every payment is tracked on the property's rent ledger.



Rent payment

Gerardo Ascencio Jr, Broker Trust

118 Cedar Street, Burbank

October 2026 · Alex Tenant

RENT DUE

\$1,800.00



Bank transfer (no fee)

US bank account (ACH). No processing fee.

Continue to bank transfer

118 Cedar Street

Rent ledger - send a payment link and watch tenant status

October 2026 - due \$1,800.00 - unpaid

118 Cedar Street, Burbank
October 2026 - rent \$1,800.00

Tenant

☒ Alex Tenant

☐ Riley Chen

Send payment link

Tenant payment status

Tenant	Period	Rent	Status
Alex Tenant	October 2026	\$1,800.00	Bank transfer processing

STEP 1 · TENANT

The tenant pays rent online

The tenant opens a secure payment link and pays by bank transfer (ACH). Payment goes to the Gerardo Ascencio Jr., Broker Trust.

STEP 2 · BROKER

We send the link and track every payment

Each month's rent is on the property ledger, with each tenant's payment status.

Screenshot: monthly owner statement in The CRM Plus

Placeholder. To be captured from the live app (Property Management → property → owner statement / Landlord Report).

STEP 3 · OWNER

You get your ACH and a statement

Your rent is disbursed by ACH 2 days after it's received, and your monthly statement shows the rent collected, the management fee, and any repair deductions.

Screens shown are from The CRM Plus with sample names and amounts.

NEXT STEPS

Getting started is easy.

01 Let's talk

Call or email with your property details: address, units, and whether it's rented or vacant.

02 Pick up your paperwork

Stop by the office at 458 N Maclay Ave, San Fernando, to pick up the management paperwork.

03 Choose your plan

Already rented: 6%. Need a tenant: 8%, or 6% plus half a month's rent per new tenant.

04 We take it from there

We place the tenant when your property is ready, collect rent, and send your ACH every month.

ALREADY RENTED

6%

WE FIND THE TENANT

8%

or 6% + ½ month's rent per new tenant

MINIMUM

\$150

per property, per month

OWNER ACH

2 days

after rent is received

CONTACT

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Rent is held in Gerardo Ascencio Jr., Broker Trust. CA DRE broker license #01923803.