

A professional photograph of four diverse individuals in a meeting. A man in a white shirt is writing on a notepad. A woman in a grey sweater is looking at him. Another woman with curly hair is looking down at the table. A fourth person is partially visible on the left. They are all seated around a table with laptops and glasses of water.

STRATCO
PROPERTY GROUP

PROPERTY MANAGEMENT SERVICES

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EXECUTIVE SUMMARY

STRATCO was formed in 2012 as a response to the glaring need in the market for a management who can provide white-glove service in the landlord-tenant relationship. STRATCO functions as an intermediary between property owners and tenants in re-creating a community established on harmony, respect, transparency, and trust. STRATCO works hand-in-hand with property owners and their legal counsel to ensure that the client is abiding by all applicable laws and regulations.

STRATCO is committed to ensuring all residents in their clients buildings are being provided the needed services and human connection while bridging the gap of opposing goals of landlord and tenant relationship.

STRATCO is not an attorney and does not provide legal advice, it provides design and human relations in often times a neglected aspect in the landlord/tenant relationship.

WHO WE ARE

We have been specializing in all facets of property administration for over 22 years. We have been engaged on over 250 properties. Our team is comprised of NYC's leaders on navigating the rent regulatory laws and have been involved on over 2,000 landlord/tenant relation matters, and 200+ building upgrades. Our construction management specialists have overseen new construction, apartment renovation, and plant overhauls.

PRINCIPAL'S BIO

Robert Sedaghatpour, Founder & Principal – Mr. Sedaghatpour is the Founder and Principal of STRATCO Property Group. STRATCO is regarded as one of the city's pre-eminent consulting firms on rent regulatory strategy. Prior to founding STRATCO, Robert was the COO for a New York based investment firm where he was responsible for the turnaround and repositioning of real estate portfolios. Mr. Sedaghatpour is also the Founder and Principal of Maccabee Homes, a Long Island based real estate company. Robert has years of experience providing hands-on management of properties, and in that role has worked extensively with attorneys, city and state agencies, and courts. He is a widely published author and sought after speaker in the property management community. Mr. Sedaghatpour received a BSBA from Boston University's School of Management, an MS in Real Estate Development from NYU Schack Institute of Real Estate, and a Property Management Certification from NYC Housing Preservation and Development (HPD).

COMPANY OVERVIEW



Personalized services

- SITE INSPECTIONS
- SITE MAINTENANCE & REPARS
- VIOLATION CURE & COMPLIANCE
- EMERGENCY SERVICES
- CONSTRUCTION MANAGEMENT
- HPD CERTIFICATION
- ECB VIOLATION



Rent collection

- BILLING
- OUTSTANDING BALANCE COLLECTION
- STAFF SPEAK 5 LANGUAGES



Accounting services

- FINANCIALS
- CUSTOMIZED REPORTS
- BUDGET & PLANNING
- PAYROLL
- BOARD MEETINGS
- 1099-MISC TAX FILING



Leasing

- TENANT APPLICATIONS
- LISTINGS
- LEASE RENEWALS
- RENT STABILIZATION CODE
- RENT CONTROL LAW
- SRO'S
- UNREGULATED PROPERTIES
- RENT SUBSIDIES



Brokerage

- TENANT SCREENING & PLACEMENT
- UNIT SHOWINGS & OPEN HOUSES
- RESIDENTIAL & COMMERCIAL



Legal & other

- ATTORNEY ON STAFF
- TRANSLATION SERVICES
- CONH AFFIDAVITS
- IAI'S DOCUMENTATION
- RECORD KEEPING
- TPU AUDIT PREVENTION
- DHCR DOCUMENTATION
- NOTARY PUBLIC

OUR NETWORK

Developers
Landlords
Institutional
Operators

HPD Expeditors
DOB Violations
Expeditors
DOB Permit
Expeditors

Building
Superintendents
Building Material
Suppliers

Water
Consultants
Electric Supply
Consultants
LandlordsNY
BuildingsNY

General
Contractors
Architects
Plumbers
Electricians
Mason
Locksmith

Transaction
Attorneys
L/T Attorneys
RE Tax Attorneys
ECB Attorneys

City Council
RE lobbyist
Tenant Attorneys

COMPETITIVE ADVANTAGE



Value Proposition

We are weathered agents who perform due-diligence, identify cost cutting initiatives, and value enhancement opportunities on value-add asset situations or portfolios.



What Our Clients Want

Leasing, administration, repairs & maintenance, lease file audit, development site vacancies, condo conversions, plot assemblages, class action lawsuits, overcharge claims, IAI supporting data gathering & documentation, certificate of non-harassment (CONH), tenant buyout services, tenancy analysis and strategy, litigation management, tenant relations strategy & execution.



The STRATCO Advantage

By choosing us as your managing agent, your property receives the experience you to need to effectively diagnose, strategize, and execute any business plan during the entire real estate business cycle.

PUBLISHED ARTICLES

- Maximizing The Value of Your Attorney

https://www.stratcoproperty.com/pdfs/MRMgmt_Robert_Sedaghatpour.pdf

- Don't Delay, Address Violations Today

<https://rew-online.com/2013/12/dont-delay-address-violations-today/>

- Flipping The Odds For Building A Winning Team

<http://onlinedigitions.com/publication/frame.php?i=177344&p=53&pn=&ver=html5>

- Cutting A Building's Heating Costs: A Step By Step Process That You Can Tackle With Confidence

<https://www.stratcoproperty.com/pdfs/17-ODMDB.pdf>

- Proposed Rent Act of 2019 Causes Landlords to Develop Adaptive Business Strategies

<https://www.landlordsny.com/blog/proposed-rent-act-of-2019-causes-landlords-to-develop-adaptive-business-strategies>

- NYC Predatory Equity Bill and the Case for Careful Regulatory Compliance

<https://www.stratcoproperty.com/2018/03/14/nyc-predatory-equity-bill-and-the-case-for-careful-regulatory-compliance/>

- Gearing Up for the New Era of Tenant Protection Laws

<https://www.landlordsny.com/blog/gearing-up-for-the-new-era-of-tenant-protection-laws>

*You may subscribe to view our historical monthly newsletters on STRATCO'S thought leadership by emailing us
robert@stratcoproperty.com*

THANK YOU!

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