



WestCorp Management Group

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Socials:

- **Instagram:** [@westcorpmg](#)
- **LinkedIn:** [WestCorp Management Group, LLC](#)
- **Facebook:** [WestCorp Management Group](#)
- **YouTube:** [WestCorp Management Group](#)

WestCorp Management Group Properties:

Zone5 Apartment Homes

7960 Rafael Rivera Way
Las Vegas, Nevada 89113

Calm at Eastern

4330 Channel 10 Dr
Las Vegas, NV 89119

Cielo Apartments

1290 W Horizon Ridge Pkwy
Henderson, Nevada 89012

Empire

915 Alper Center Dr
Henderson, Nevada 89052

InterPointe

501 S 44th St
West Billings, MT 59106

Jovanna Villas

2720 W Serene Ave
Las Vegas, Nevada 89123

Avanti Apartments

10697 W Centennial Pkwy
Las Vegas, NV 89166

Calm at Northtowne

2830 Northtowne Ln
Reno, NV 89512

Dune

3080 St Rose Pkwy
Henderson, Nevada 89052

Evolve

3140 St Rose Pkwy
Las Vegas, Nevada 89183

InterUrban

610 S 44th St
West Billings, MT 59106

Lake Mead West

3265 W Lake Mead Blvd
North Las Vegas, NV 89032

Cabrillo Apartments

7955 Badura Ave
Las Vegas, Nevada 89113

Calm at Rainbow

1500 N Rainbow Blvd
Las Vegas, NV 89108

Eden

4350 S Hualapai Way
Las Vegas, Nevada 89147

FireSkye

9100 W Flamingo Rd
Las Vegas, Nevada 89147

InterUrban 2.0

610 S 44th St
West Billings, MT 59106

Los Cabos

4429 Lawrence St
Las Vegas, Nevada 89081

[Mariner at South Shores](#)

2201 N Buffalo Dr
Las Vegas, Nevada 89128

[ONE60](#)

160 Cielo Abierto Way
Henderson, Nevada 89012

[Shade Apartments](#)

10340 Decatur Blvd
Las Vegas, NV 89141

[Spur](#)

985 Wigwam Pkwy
Henderson, Nevada 89014

[The Aviator](#)

3660 St Rose Pkwy
Henderson, Nevada 89052

[The Mercer](#)

9830 W Tropicana Ave
Las Vegas, NV 89147

[Via Verde](#)

6439 NW Tree Line Ave
Albuquerque, NM 87114

[Maverick Apartments](#)

7880 W Maule Ave
Las Vegas, NV 89113

[Rancho de Montana](#)

9105 W Flamingo Rd
Las Vegas, Nevada 89147

[Shiloh Commons](#)

115 Shiloh Rd, Suite 2
Billings, MT 59106

[SUR702](#)

6614 Blue Diamond Rd
Las Vegas, Nevada 89139

[The Edge](#)

1131 Wigwam Ave
Henderson, NV 89074

[TREND!](#)

240 E Silverado Ranch Blvd
Las Vegas, Nevada 89183

[Vibe](#)

1161 Lulu Ave
Las Vegas, Nevada 89119

[North Park Living](#)

4145 Scott Robinson Blvd
North Las Vegas, NV 89032

[Revolution](#)

12215 Gilespe St
Henderson, Nevada 89044

[Society](#)

3675 Volunteer Blvd
Henderson, NV 89044

[Talavera](#)

2251 S Fort Apache Rd
Las Vegas, Nevada 89117

[The Golden Rule](#)

820 N Eastern Ave
Las Vegas, NV 89101

[Twain Estates](#)

3651 Arville St
Las Vegas, Nevada 89103

Company Overview

● **Brief History and Background:**

CEO Bob Weidauer has been involved in real estate management and finance for nearly 40 years. Widely known as an industry revolutionary, the creation of WestCorp Management Group is one of his proudest achievements.

Weidauer strongly believes in his people, and they believe in him. WestCorp is proud of its many team members who have been honored with longevity awards of more than five and 10 years in a company that has been in existence for 17 years.

As a team, WestCorp is adept at pivoting when needed and executing with velocity at an extremely high level of expertise. The company isn't afraid to make bold choices that create momentum for years to come. WestCorp aims to exceed clients' expectations, and its desire for excellence permeates all that it does.

WestCorp's portfolio of properties totals more than \$125 million. The company managed four lease-ups during the height of the pandemic and is averaging another four this year alone.

WestCorp Management Group has maintained a record of exemplary performance for more than 17 years. With more than 35 properties consisting of more than 12,000 units across the United States, WestCorp helps people find apartment homes they love.

WestCorp remains focused on driving long-term value creation for its clients. Its marketing efforts integrate new strategies and set the standard for accelerating lease-up opportunities, while its administrative team continues to deliver best-in-class service.

- **Mission/Vision Statement:**

WestCorp Management Group, a nationally acclaimed company, offers leasing, rent collection, multifamily accounting and marketing strategies that consistently optimize owners' investments.

WestCorp works with efficiency and excellence to meet client needs, whether obtaining a market share in rental income or ensuring investment properties remain competitive. As Nevada's leader in lease-up communities, WestCorp provides hands-on consultation and on-the-ground support from inception through construction, leasing and stabilization.

WestCorp also has unmatched experience in successfully turning struggling multifamily apartment properties into competitive, revenue-generating communities.

The company strives to maximize asset value by providing a transparent and professional atmosphere for employees, customers and owners through employee training, superior resident service and increased profitability.

- **Core Values:** Integrity, innovation, accountability, respect, teamwork, passion, transparency, customer focus, collaboration, excellence and community.

- **Services Offered:**

- **Property Management:** WestCorp develops innovative property management strategies to maximize the bottom line of multifamily investment portfolios. The company is transparent with clients and works efficiently to help them achieve set time frames, whether in property leasing, acquisitions or amenity upgrades to increase return on investment.

WestCorp's multifamily portfolio includes properties of various classes, from A to C. The company has exceptional experience in the day-to-day management and operations of multifamily communities ranging from 100 to more than 800 units. WestCorp's services have grown tremendously over the years, giving the company a strong, competitive edge—particularly in turning around older properties or preparing a brand-new community for leasing. The company's knowledge, experience and leverage enable it to handle challenges regardless of a property's condition or location.

- **Property Acquisition:** For investors seeking cash flow opportunities from multifamily investment assets, WestCorp offers extensive expertise in acquiring properties across the United States. The company excels at consulting with investors and delivering critical research and guidance before a property purchase.

WestCorp's professional marketing and finance teams provide market analysis and area comparables. Its economic team develops financial audit analyses on rent rolls and

revenue opportunities. Investors can rest assured they will have all the intelligence needed to make informed decisions about acquiring multifamily investment properties.

- o **Leasing:** WestCorp employs some of the best leasing professionals in the multifamily management industry. Its highly trained onsite leasing staff have extensive knowledge of rental market trends, customer relationship management and apartment preparation for quick leasing.

As a company that understands the importance of customer service, WestCorp trains its leasing teams to ensure they comply with Fair Housing policies and U.S. Department of Housing and Urban Development standards.

- o **Due Diligence:** WestCorp's operations team has acquired extensive experience in performing multifamily apartment due diligence. The company conducts comprehensive evaluations to ensure investors are well-informed about a property's financial operations and physical condition.

This includes unit walkthroughs and property shopping to determine necessary upgrades, as well as regular assessments of asphalt condition, landscaping, exterior structure, curb appeal, roof viability, property appraisal, financial audit, lease audit, rent roll analysis and market surveys.

- o **New Development and Lease Ups:** As Nevada's leader in lease-up properties, WestCorp assists owners and developers in achieving profitable investments. The company is involved from the early stages of research and design through construction, operations, marketing strategy, deployment and leasing.

WestCorp has been instrumental in developing some of the most modern and luxurious new properties in Nevada, Montana and New Mexico.

- o **Turnaround Strategy:** WestCorp has a long history of turning around underperforming properties and bringing them to a positive cash flow position for owners.

Its operations team includes regional directors and property managers who ensure that integral practices and procedures are followed at each community. WestCorp's directors come from the best property management companies, each with more than 10 years of industry experience.

The company's success in this area is attributed to strategic marketing and repositioning, policy implementation, improved management, reconditioning or upgrading amenities, repairing overdue damages, fulfilling outstanding work orders and strengthening customer relationships.

- o **Marketing:** WestCorp offers clients a unique opportunity to tap into the expertise of its in-house marketing team. The team has a strong track record of rebranding apartment communities and helping property owners identify core competencies, increase occupancy and boost rental income. Utilizing the best marketing technologies in the

industry, WestCorp provides valuable market and trend analysis and sound recommendations to maximize return on investment.

Its marketing team also offers media strategy and placement services at discounted rates through bulk purchasing under the WestCorp umbrella. Clients have access to branding, creative design and development, digital marketing, photography, videography, drone footage, virtual tours, 2D and 3D floor plan development, virtual staging, reputation management, analytics, event planning, social media management and public relations services.

- o **Accounting:** WestCorp provides clients with an efficient and cost-effective alternative to an in-house accounting team. The team has expertise in RealPage, Yardi, ResMan and Entrata and works with owner-managed and third-party management companies to streamline operations while saving on personnel, office space and training costs. WestCorp's team of CPAs and experienced property accountants provide a full range of accounting services, working closely with clients to align services with unique business objectives, boost agility and foster an environment of innovation and continuous improvement.
- o **Consultation:** WestCorp offers consultation services that include in-depth market research to help investors make critical investment decisions and stay ahead of the competition. The company provides customized market analysis, including average and median market rental rates of competing properties, occupancy level of comps, rent growth, unit mix comparisons, rent per square foot, rent trends of the submarket and demographic information. Unlike automated industry reports, WestCorp's research department produces custom analyses tailored to each client's needs.

About WestCorp Management Group:

[WestCorp Management Group](#) is a national client-focused, full-service real estate property management company offering leasing, rent collection, multi-family accounting, and marketing strategies that consistently optimize owners' investments for over 17 years. With more than 35 properties consisting of more than 12,000 units across the United States, WestCorp helps people find apartments they love. The company has unmatched experience in successfully turning struggling multi-family apartment communities into competitive and revenue-generating communities and is Nevada's leader in lease-up communities. Visit westcorpmg.com for more information.