



Setting The Gold Standard in Service



TABLE OF CONTENTS

03. The WestCorp Advantage

09. Property Acquisition

14. Marketing

04. Our Mission

10. Leasing

15. Accounting

05. Founder's Story

11. Due Diligence

16. Consultation

06. Letter from the CEO

12. New Development/ Lease Ups

07. Property Management

13. Turnaround Strategy

The WestCorp Advantage

WestCorp Management Group is a national, client-focused, full-service real estate property management firm. We have multi-generational experience in property management, multi-family accounting, real estate marketing strategy, and are acclaimed for **consistently optimizing our owners' investments**.

- Portfolio in excess of **\$125 Million**
- Consisting of more than **12,000 units**
- Driven by a strong leadership team each, with over
- **20 years** of industry experience

Powered by **vastly experienced operational leadership**, we believe in providing **superior resident service** and **maximizing the value of our owners' assets**.

Our comprehensive suite of value-added services include:

- Property Management
- Multi-Family Accounting Services
- New Development & Lease Up Services
- Leasing and Due Diligence
- Marketing Strategy & Services
- Market Research



Our Mission

Our nationally acclaimed WestCorp Management Group offers leasing, rent collection, multi-family accounting, and marketing strategies that consistently optimize owners' investments.

We work with efficiency and excellence in meeting client needs, whether obtaining a market share in rental income or ensuring that investment properties stay competitive in the market. We are Nevada's leader in Lease Up communities, providing hands-on consultation and boots on the ground from inception, through construction, leasing and stabilization.

WestCorp also offers unmatched experience in successfully turning struggling multi-family apartment properties into competitive and revenue-generating communities.

We strive to maximize asset value by providing a transparent and professional atmosphere for employees, customers, and owners through employee training, superior resident service, and increasing profitability to its owners.



Founder's Story

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 that have been honored with longevity awards of over five and ten years in a company that has been in existence for 17 years.

Letter from the CEO

WestCorp Management Group has had a history of exemplary performance for over 17 years. With 35+ properties consisting of more than 12,000 units across the United States, we help people find apartment homes they love.

As a team, we are adept at pivoting when needed and executing with velocity at an extremely high-level of expertise. We aren't afraid to make bold choices that create momentum for years to come. We aim to exceed our client's expectations, and our desire for excellence permeates all that we do.

Our portfolio of properties totals more than \$125 million. We managed four lease-ups during the height of the pandemic and are averaging another four this year alone.

We remain focused on driving long-term value creation for our clients. Our marketing efforts integrate new strategies and set the standard for accelerating lease-up opportunities while our administrative team continues to deliver best-in-class service.

The months ahead are certain to be busy and productive. We look forward to working with you to make this year the best, ever.

Bob Weidaeur

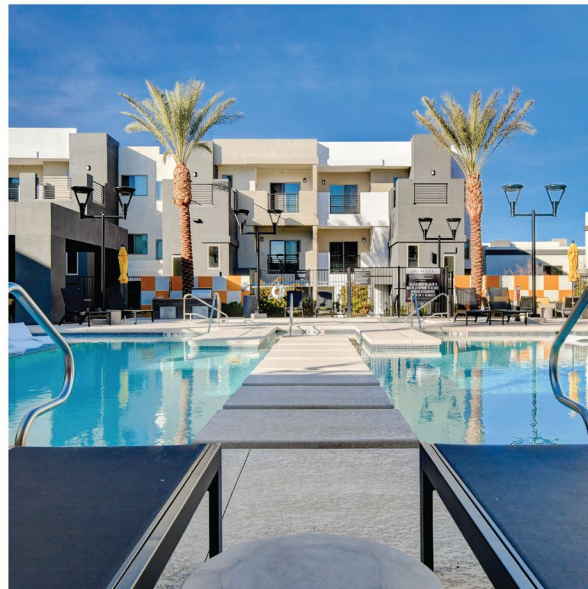
CEO, Westcorp Management Group

Property Management

WestCorp develops innovative property management strategies to maximize the bottom line of multi-family investment portfolios. We are transparent with our clients and work with efficiency to enable them to achieve set time frames, whether in property leasing, acquisitions, or amenity upgrades to increase their ROI.

Our multi-family portfolio is unique and includes properties of various classes from A to C. We have exceptional experience with the day-to-day management and operations of multi-family communities ranging from 100 to 800+ units. Our services have grown tremendously over the years, giving us a strong, competitive edge, especially in turning around older properties or preparing a brand-new community for leasing. And all of this provides us with the knowledge, experience, and leverage to handle all types of challenges regardless of the property condition or location.





Property Acquisition

If you are an investor looking at cashflow opportunities that multi-family investment assets provide, WestCorp offers extensive expertise in acquiring properties within the United States. We excel at consulting with investors and delivering important research and guidance before deciding to buy a property. WestCorp taps into its professional marketing and finance teams to provide market analysis and area comps. Our economic team will develop a financial audit analysis on rent rolls and revenue opportunities. As an investor, you can be rest assured you have all the intel you need to make informed decisions about acquiring a multi-family investment property.



Leasing

At WestCorp, we have some of the best leasing professionals in the multifamily management industry. Our 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 good customer service, we train our leasing teams to ensure they know and follow Fair Housing policies and HUD standards.



Due Diligence

Our operations team has acquired extensive experience over the years in performing multifamily apartment due diligence. We do the heavy lifting for our investors by ensuring that they are informed about the property's financial operations, and physical condition. This includes unit walks and property shopping to determine necessary upgrades as well as regular assessments on asphalt condition, gardening, exterior structure, curb appeal, roof viability, property appraisal, financial audit, lease audit, rent roll analysis and market surveys.



New Development/Lease Ups

WestCorp is the leader in Lease Up properties and assists owners and developers in achieving profitable investments. It starts from the early stages of research and design, through the construction process, all the way through operations, marketing strategy and deployment to leasing. WestCorp has been instrumental in the development of some of the most modern and luxurious new properties throughout Nevada, Montana and New Mexico.



Turnaround Strategy

We have a long history of turning around under-performing properties and bringing them to a positive cash flow position for owners. Our operations team includes Regional Directors as well as property managers to ensure that integral practices and procedures are followed at each community. Our directors come from the best property management companies, and each has over ten years of industry experience. Our success in this area is also attributed to strategically marketing and re-positioning properties, implementing new policies, better management, reconditioning or upgrading amenities, repairing overdue damages, fulfilling outstanding work orders and improving customer relationships.



Marketing

Our company offers its clients a unique opportunity to tap into the expertise of its in-house marketing team. Our team has a track-record of re-branding apartment communities and helping property owners identify core competencies, increase occupancy and rental income. Utilizing the best marketing technologies in the industry, we provide valuable market and trend analysis and sound recommendations to maximize the return on their investment property. The marketing team also offers media strategy and placement services at discounted rates because we buy to scale under the WestCorp umbrella. Our clients also have access to creative design and development, digital marketing, photography, videography, social media management and public relations services.



Accounting

Our clients enjoy the opportunity to take advantage of our multi-family accounting services. For over 25 years, our efficient and cost-effective alternative to in-house accounting team has learned what works and what doesn't. The team helps owner-managed and third-party management companies streamline their operations and save on personnel, office space, and training costs. With expertise in popular property management systems such as RealPage, Yardi, Resman, and Entrata, our team of CPAs and experienced property accountants provide a full range of accounting services. They work closely with our clients to deliver accounting and HR services that align with their unique business objectives, boost agility and foster an environment of innovation and continuous improvement.



Consultation

We offer a variety of consultation services that includes unparalleled market research that gives you the edge on making important investment decisions and staying one step ahead of the competition. We provide a comprehensive market analysis that includes 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. Our Research Department has access to some of the most advanced data metric tools in the industry. We don't just print automated reports as others in the industry do. Instead, our team produces custom analysis with the most critical information based on our client's needs.





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