



THRESHOLD

Miami Property Management

Expert management for your rentals

Who We Are



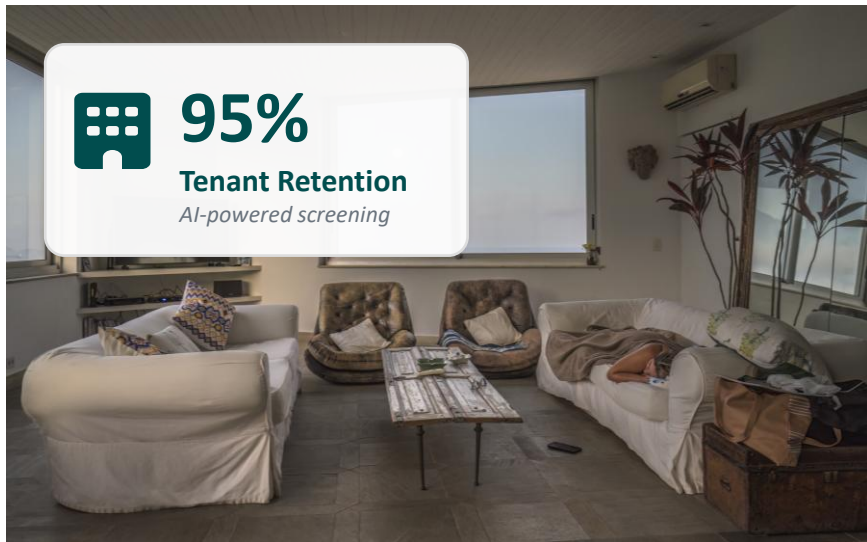
- ✓ Threshold brings together decades of combined experience in South Florida real estate.
- ✓ Founded by industry veterans Alexander Stringfellow and Leor Alon, providing local expertise with cutting-edge technology.
- ✓ Our dedicated team maximizes your returns while minimizing the headaches of property ownership.
- ✓ Investor-owned & operated—we manage your properties as if they were our own.



Maximize Your Property's Cashflow



Threshold has 20+ years of experience helping investors optimize returns across Miami-Dade and Broward counties



Proven Strategies for Higher Returns



Premium tenant placement

Thorough screening and verification process for quality long-term tenants



Proactive maintenance

24/7 response with trusted contractors at preferred rates



Digital rent collection

97% on-time payment rate through our secure platform



Financial reporting

Detailed monthly statements and real-time performance tracking

Our Business Model



We believe in transparent pricing that aligns with your investment goals. Below are our standard rates and services, designed to provide maximum value while protecting your investment.

Renewals

\$250

Per lease renewal

- ✓ Property condition inspection
- ✓ Market rent analysis
- ✓ Lease renewal negotiation
- ✓ Document preparation
- ✓ Tenant communication

Save 50% vs. new tenant placement

Leasing

\$500

One-time fee to place a qualified tenant

- ✓ Comprehensive tenant screening
- ✓ MLS and 500+ website marketing
- ✓ Professional photography included
- ✓ Lease preparation and signing
- ✓ Move-in coordination

50% less than competitors

Management

5–10%

Monthly collected rent

- ✓ 24/7 tenant support
- ✓ Rent collection & accounting
- ✓ Maintenance coordination
- ✓ Monthly financial reports
- ✓ Legal compliance

Volume discounts available

We Specialize In All Property Types



Miami-Dade County: Miami Beach, Brickell, Coral Gables, Doral, Wynwood, Coconut Grove | Broward County: Fort Lauderdale, Hollywood, Hallandale Beach, Miramar, Wilton Manors



Condo

Condominium units in premier buildings



Single Family

Houses and townhomes throughout South Florida



Multi-Family

Apartment buildings and complexes

Why Choose Threshold



Investor-First Philosophy

Founded by real estate investors who understand exactly what you need from a property manager—because we've been in your shoes.



Zero Hidden Fees

No maintenance markups, no junk fees—just transparent pricing that actually makes financial sense for your portfolio.



Cutting-Edge Technology

Real-time dashboards, automated payments and 24/7 owner portal access give you control and visibility.



Transparent Documentation

Every maintenance invoice, every lease agreement and every financial report—available to you with complete transparency.



Asset Protection

Comprehensive risk mitigation strategies including premium insurance partnerships protect what matters most.



Premium Tenant Screening

Our multi-stage vetting process ensures only qualified, responsible tenants for your properties—reducing headaches and missed payments.

Why We Outperform



Don't settle for typical property management—experience service designed specifically for sophisticated investors

Feature	Threshold	Typical Manager
Investor-owned & operated	✓ Included	✗ Not standard
Maintenance cost transparency	✓ Full disclosure	✗ Often marked up 20–30%
Real-time financial reporting	✓ Always available	⚠ Monthly at best
Owner portal access	✓ Mobile-friendly dashboard	⚠ Often outdated
Average time to lease	21 days	30–45 days
On-time rent collection	98.7%	85–90% average
Local Miami team	✓ Full-time staff	✗ Often offshore
Bilingual support	✓ English & Spanish	⚠ Sometimes available
24/7 emergency line	✓ Always staffed	✗ Voicemail common

Client Experiences



Don't take our word for it—here's what our investors say about working with Threshold



Threshold Property Management has been exceptional. They found qualified tenants quickly and handle all maintenance issues promptly.

Sarah K., Miami Beach



As an out-of-state investor, having Threshold manage my properties gives me complete peace of mind. Their reporting is excellent.

Michael T., New York



Threshold Management has transformed my rental business. Their leasing team found qualified tenants in just 3 days, and their management has reduced my stress levels to zero. The monthly reports are incredibly detailed and helpful.



Sarah Johnson

Owner of 12 rental units

THRESHOLD



24/7 Maintenance



Tenant Screening



Financial Reporting



Lifestyle Concierge



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