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Strategic Management Brief

For Prospective Property Owners & Strategic Partners

1. Executive Overview

F&F Property Management LLC delivers structured, high-performance property oversight designed for discerning landlords and out-of-state investors. We operate with discipline, transparency, and executive-level standards to ensure your residential asset performs as intended — without compromise.

2. What Makes Us Different

- We charge a transparent, flat 20% management fee — and we earn every point.
- We coordinate with licensed, verified vendors — no delays, no upcharges.
- We maintain executive communication standards — timely updates, clear reporting, no fluff.
- We operate under a parent structure (DT Luxe Holdings Corp) — backed by strategy, not guesswork.

3. Who We Serve

- Out-of-state landlords who need boots-on-the-ground reliability
- In-state property owners who are ready to stop micromanaging
- Investors who want structure, transparency, and tax-ready reporting

4. Our Service Framework

- Tenant Communications & Lease Enforcement
- Rent Collection & Late Fee Processing
- Maintenance Coordination with Vetted Local Vendors
- Routine Inspections with Documentation & Photos
- Financial Reporting & Year-End Summaries
- Property Appearance Oversight (lawn, cleanliness, safety)
- Emergency Response Coordination



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5. Why Our 20% Fee Is Worth It

Most firms race to the bottom with 7%–10% fees. We don't.

Our rate reflects the quality of our oversight, the experience of our staff, and the infrastructure we've built to ensure your property is cared for like an appreciating asset — not a line item.

We're not just managing tenants. We're protecting your name, your income, and your long-term value.

6. Trust & Credentials

- Florida Registered Business
- Fully Insured and Compliant
- Operates under DT Luxe Holdings Corp
- Vendor Contracts Reviewed and Documented
- Integrated systems via Zoho, Stripe, and cloud reporting

7. Let's Talk

If you're ready to elevate how your property is managed, schedule a consultation directly using the link below:

◆ [\[Schedule a Consultation\]](#)

◆ [\[View Our Management Process\]](#)

We look forward to operating on your behalf.

Fendy Tropnas
President & CEO
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