

CENTURY 21 Preferred
Realty, Inc.

**PROPERTY
MANAGEMENT**

Our Gold Standard

ABOUT CENTURY 21 PREFERRED

Century 21 Preferred Realty Inc. was established in 1991. We pledge to serve our clients with the highest standards of professionalism, courtesy, and responsiveness. Through years of innovation, service, and support, CENTURY 21 Preferred Realty, Inc. has earned the loyalty of buyers and sellers who look to the firm for all their real estate needs. Our commitment to honesty, integrity and superior customer service exemplify our success.



CENTURY 21 PREFERRED PROPERTY MANAGEMENT

We offer everything you, as a landlord, need to ensure a steady payment stream and efficient maintenance of your property. No worries, no hassles, no problems. Just know that Century 21 Preferred Property Management takes care of everything... while you take care of you.

We offer a full line of services that ease the burden of being a landlord. The pressure is off... your property will be professionally managed from a business and maintenance standpoint, and we ensure that your property is in compliance with all municipal rules and regulations, along with state and federal fair housing and real estate laws. From background checks on potential tenants to snow removal and landscaping services, we offer everything you need to keep your property occupied and well-maintained, and we'll be there if or when you decide to sell.

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- 03 How we will work for you
- 04 Your plans



Jeff Montemarano



Jeff Montemarano is an experienced real estate broker with over 35 years of expertise in the industry. With a passion for helping his clients achieve their real estate goals, Jeff has become a go-to resource for anyone looking to buy, sell, or invest in property. Jeff handles all mergers and acquisitions for the company while overseeing the Property Management Division.

Over the course of his career, Jeff has built an impressive track record of successful transactions and satisfied clients. He is known for his extensive knowledge of the real estate market, his attention to detail, and his ability to negotiate the best possible deals for his clients.

**Owner
President**
C21JMontemarano@gmail.com
973-670-1009

Jeff's experience extends across a wide range of real estate areas, including residential and commercial properties, new construction, and investment properties. He has a deep understanding of the local real estate market and is committed to staying up-to-date on the latest industry trends and developments.

Jason Alan Amendolia



Jason began his real estate career at CENTURY 21 Preferred in 2017. He has served as Team Leader, Vice President and became an owner in 2023. As Owner and Vice President, Jason oversees CENTURY 21 Preferred Corporate Office which handles all operations, the company's real estate division, marketing, finances, and all ancillary service partnerships.

Before taking the position of Vice President, Jason's hard work and dedication awarded him:

- #1 Agent in NJ for Units Sold & Gross Commission 2020 & 2019
- Ranked 17th in the USA & 53rd in the World 2019
- Ranked 3rd out of ALL NJ Agents 2020
- Grand Centurion 2020
- Double Centurion 2019

**Owner
Vice President**
JasonAlaninc@icloud.com
973-216-5356



Diane Rivera



District Manager
 forsalebydianerivera@gmail.com
 973-809-7045

Born and raised in Hudson County's Union City; known throughout the industry as a result-oriented Broker salesperson professional with expansive experience. Diane has earned the respect of her peers as well as that of her numerous clients. Her extensive contacts within the real estate community enable Diane to create interest and excitement for her listings, and she enjoys a professional and impeccable reputation. Dianes' philosophy is to make the ordinary "Extraordinary", and she is consistently delighting her buyers and sellers with her committed efforts, knowledge, dedication, and upbeat personality.

Diane has 20 years of Real Estate Sales & Marketing experience with a strong corporate background of over 12 years in Business Administration & Operations. This combined with her excellent organizational skills, demonstrates customer service excellence. Diane is Bilingual - Fluent in Spanish

Gina McDonald



Property Management Director
 ginamarie.c21@gmail.com
 917-636-2931

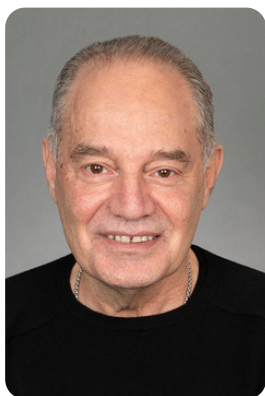
Gina brings more than 30 years of extensive experience in project management, brand strategy, advertising sales, and print production to her role at CENTURY 21 Preferred. As Property Management Director, Gina provides supervisory oversight for our clients and property locations throughout NJ.

Gina develops and executes numerous projects while providing comprehensive project plans that are timely and cost-effective.

She was the founding publisher of a regional monthly magazine, Pocono Insider, servicing NY, NJ and PA. Gina holds a Bachelor of Fine Arts in communication and design technology from New Jersey City Univeristy.



Robert Ranieri



Commercial Lead

Robert Ranieri serves as the Commercial Lead at CENTURY 21 Preferred Realty, bringing a focused, results driven approach to property management and commercial real estate. With a strong understanding of leasing, asset positioning, and tenant relations, Robert works closely with owners to maximize property performance and long term value. His hands on management style, attention to detail, and market knowledge make him a trusted resource for clients navigating both day to day operations and strategic growth of their commercial assets.

Antonia Bedi



Marketing Lead
Marketing@C21P.com

Debra Poulos



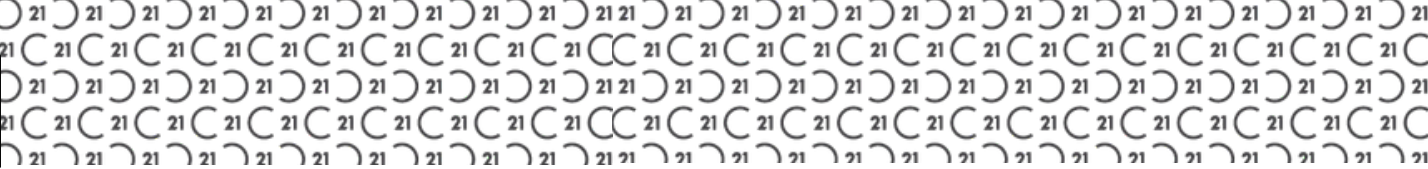
Admin Lead
Staff@C21P.com

Crystal Watkins



Coordinator Lead
Staff@C21P.com





Gina McDonald



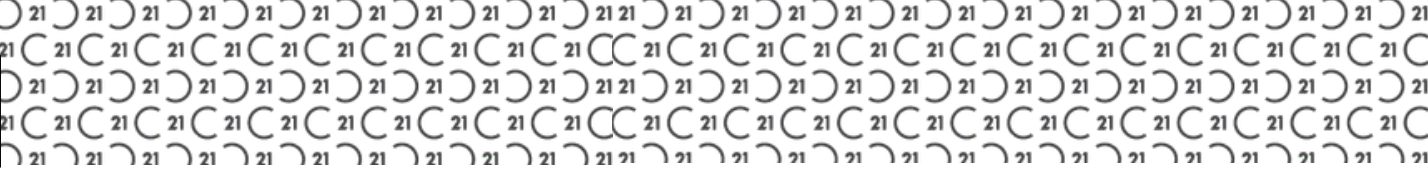
Property Management Director
ginamarie.c21@gmail.com
917-636-2931

Supervisor of Client Services for NJ

Gina was appointed Property Management Director with Century 21 Preferred Realty, overseeing the Property Management business lines, including residential, HOA, commercial, and short-term rentals.

Gina brings more than 30 years of extensive experience in project management, brand strategy, advertising sales, and print production to her role at CENTURY 21 Preferred. As Property Management Director, Gina provides supervisory oversight for our clients and property locations throughout NJ.





HOW WE PLAN TO WORK WITH YOU

MAINTENANCE

Century 21 Preferred currently has a maintenance team of 4+ employees on standby, over twenty different preferred vendors to call upon for work that needs to be done along with a 24-hour emergency line for tenants to call after business hours or on the weekend.

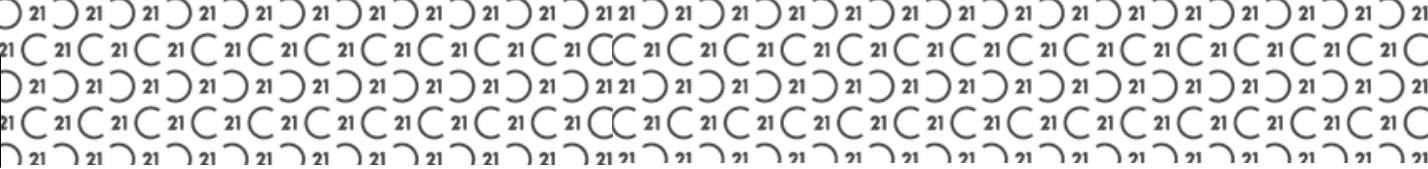
Century 21 Preferred will have onsite maintenance for day-to-day maintenance and upkeep of the property's grounds. There will be weekly lawn and landscape maintenance, and priority snow removal to ensure clean and safe roads and walkways. We will also have a garbage service that will pick up twice a week to ensure the cleanliness of the complex and room for tenants to dispose of their garbage. From our experience, a once-a-week pick-up is not sufficient for this size project.



ACCOUNTING AND FINANCIALS

Century 21 Preferred has an accounting team that is strictly used for the property Management Division. The accounting team takes care of the day-to-day accounting needs and year-end statements and 1099s for our clients to deliver to their personal accountants during tax season. Our accounting team uses Yardi - the leading rental management software.





HOW WE PLAN TO WORK WITH YOU

STRATEGY

Century 21 Preferred will have monthly meetings with the owner to discuss financials and occupancy status. We will also conduct year-end reviews and forecast budgets to maximize profitability.



ADMINISTRATIVE AND LEASING STAFF

Century 21 Preferred has an administrative team that takes care of all day-to-day issues, making sure all rent is paid, maintenance is done in a timely fashion, properties are registered with the city, inspections are scheduled, and C of O's are obtained, new leases and lease renewals are kept current.

Century 21 will have a dedicated leasing staff for the complex to ensure qualified tenants are found quickly, knowing the importance of full occupancy is key to the success of the property.



LEGAL

Century 21 Preferred has a local dedicated attorney that takes care of all legal issues, such as evictions, HOA bylaws and much more.

