HAWAII PACIFIC REALTY GROUP
RB-19998

YOUR FULL SERVICE

PROPERTY MANAGEMENT TEAM



Alfonso Martinez

REALTOR RS-87143

CONGRATULATIONS ON ADDING TO YOUR INVESTMENT PORTFOLIO! I'M HONORED TO HELP MANAGE YOUR PROPERTY HERE.

Aloha!

Congratulations on taking the next step in turning your Hawaii home into a successful investment. Whether this is your first rental or one of many, owning property in Hawaii can be incredibly rewarding—but it also comes with its own unique set of challenges.

I'm Alfonso Martinez, a full-time property manager based here on Oahu. I'm a Veteran and have proudly called this island home for the past 8 years. My focus is 100% on property management, not sales, so my time and attention are dedicated entirely to supporting property owners and their investments. Backed by a brokerage that manages over 200 rental properties, I bring both local insight and a strong administrative background to the table. With proven systems in place, I'm able to streamline communication, handle issues efficiently, and deliver the kind of reliable, high- touch service that keeps both owners and tenants happy. Whether you're preparing to rent out your home soon or simply exploring your options, I'm here to guide you every step of the way. From tenant screening and lease management to maintenance coordination, compliance, and long-term planning, my goal is to protect your asset, maximize your rental income, and provide peace of mind.

Let's turn your home into a stress-free investment.

I'd love the opportunity to earn your trust and be a resource you can count on—for years to come.



Alfonso Martinez

YOUROAHUREALTOR® RS-87143

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MEET THE TEAM

ALFONSO MARTINEZ

REALTOR ASSOCIATE

Your main point of contact, overseeing property management team and making sure everything runs smoothly.





MARIAH MARIANO

TEAM LEAD

Mariah oversees all maintenance requests, vendor coordination, and property upkeep, ensuring your home remains in top condition.

MEET THE TEAM



KRIS DAVID

MAINTENANCE & OPERATIONS COORDINATOR

Maintenance Coordinator delivering reliable, organized, and responsive property management support.



SIAYETZI SILVA

MAINTENANCE & OPERATIONS COORDINATOR

focused on efficient operations, timely maintenance coordination, clear communication, and exceptional client service.



HAZEL ALISSA LARIOS

LEAD COORDINATOR AND RENTAL SCHEDULER

Lead Coordinator and Rental Scheduler focused on efficient operations, clear communication, and exceptional client service



LESTER JOHN OLDIMO

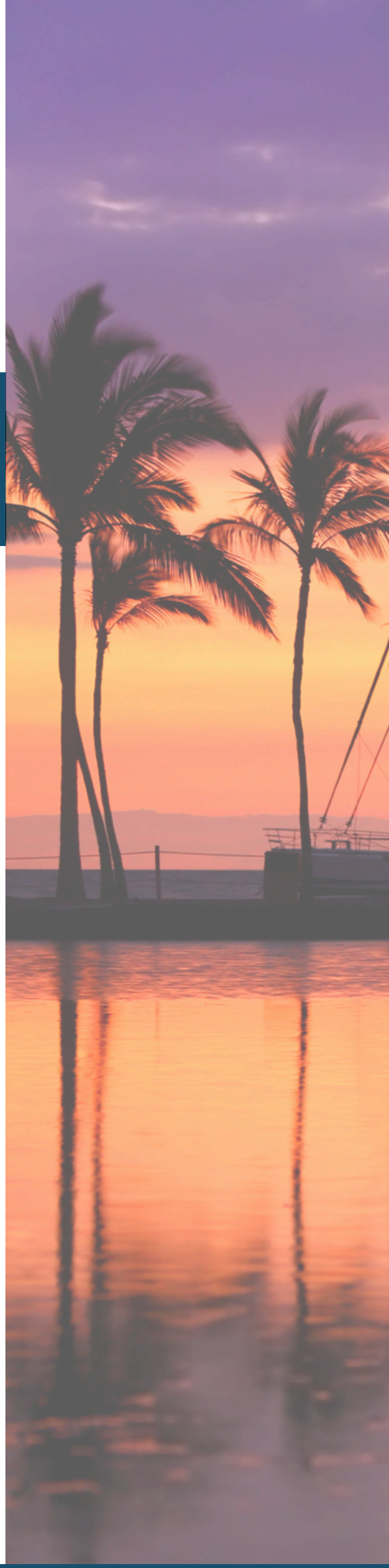
SOCIAL MEDIA MARKETING

Social media marketer building trust through creative content and clear communication.

*IF YOU EVER HAVE ANY QUESTIONS, WE'RE *ALWAYS* HERE TO HELP!

THINGS TO CONSIDER IN HAWAII

You may be familiar with the ins and outs of having an investment property and what that means for your taxes:



01

HARPTA

The withholding rate typically stands at 5% of the property's sale price, but it can vary depending on the specific circumstances and the amount of the seller's gain. Sellers can later file a tax return to reconcile the withholding amount with their actual tax liability.

02

GE TAX

The state-level General Excise Tax is typically 4.5% of the monthly rent amount, paid quarterly to the state.

03

VA ENTITLEMENT

What are you plansfor your housing at your next location? Did you utilize a VA loan here, and do you know what entitlement you have left? Let me help you do the analysis!

WHAT'S INCLUDED

IN *full service* PROPERTY MANAGEMENT?

PHOTOGRAPHY

PROPERTY ANALYSIS

MARKETING

MAINTENANCE & REPAIRS

TENANT SHOWINGS & SCREENINGS

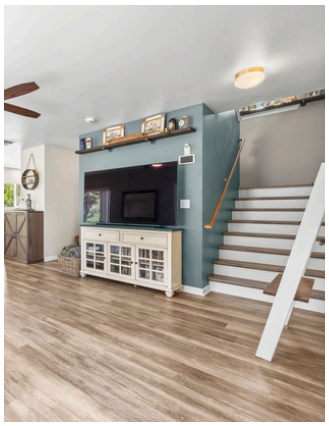
RENT COLLECTION

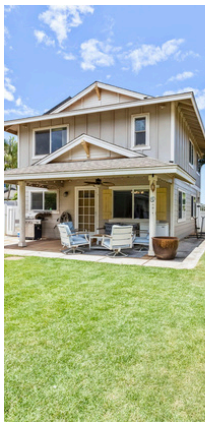
FULL ACCOUNTING

PROFESSIONAL PHOTOGRAPHY





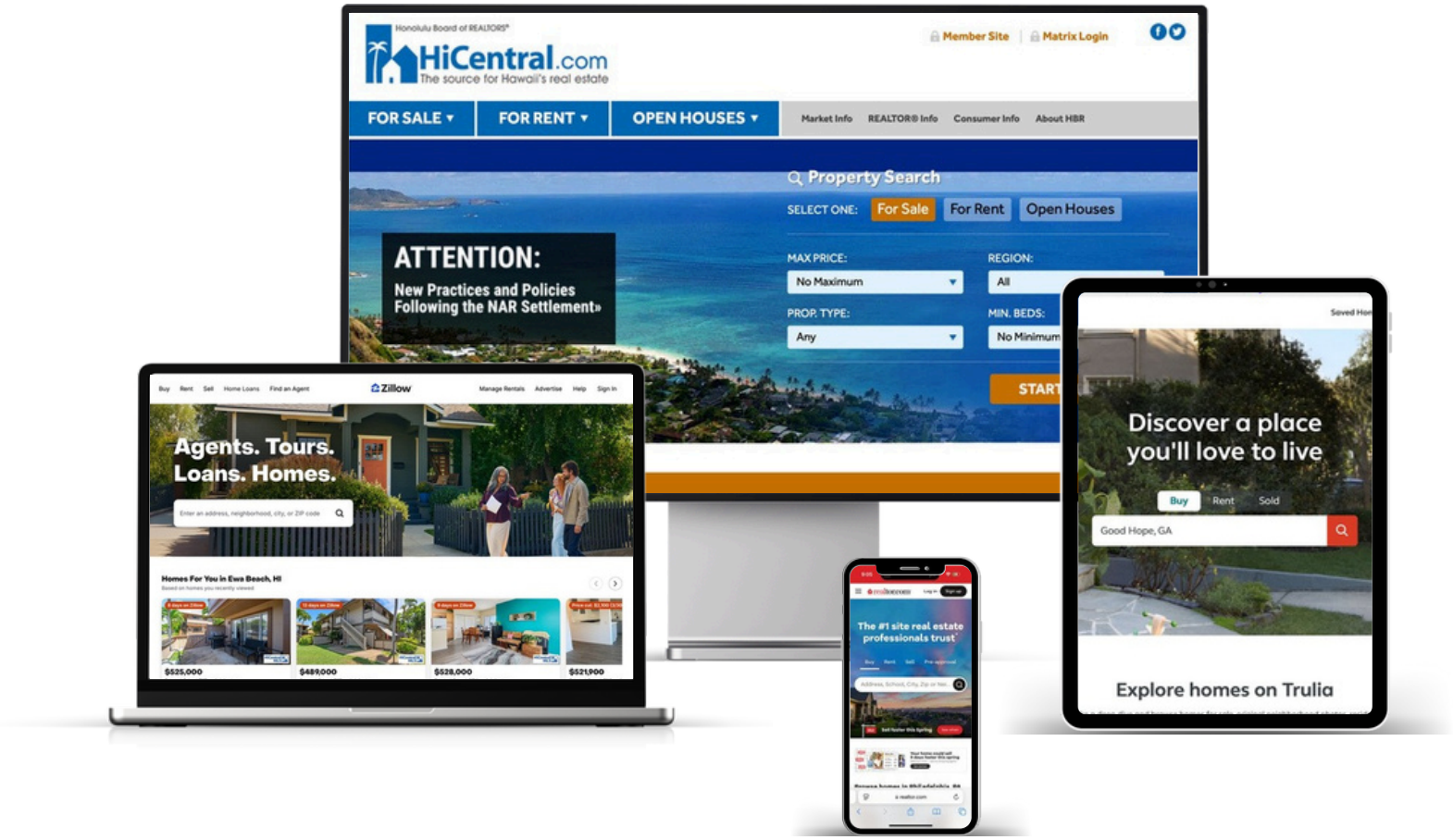





*THIS IS MY EXPENSE AND INCLUDED IN MY FEE.

*FOR AN ADDITIONAL FEE, WE CAN PROVIDE VIRTUAL STAGING.

ONLINE ADVERTISING EXPOSURE



FEATURED WEBSITES:

HiCentral MLS realtor.com Zillow trulia

MAINTENANCE AND REPAIR MANAGEMENT



HOW WE HANDLE MAINTENACE

Proactive, Professional, Peace of Mind.

At Hawaii Pacific Realty Group, we believe maintenance shouldn't be reactive it should be strategic. Our streamlined system is designed to minimize tenant disruption, protect your investment, and maintain long-term value for your property.

1) EASY, TRANSPARENT COMMUNICATION

- Tenants submit maintenance requests through our online portal.
- Our team acknowledges requests within 24 business hours.
- Owners are notified right away if the issue exceeds a certain threshold (usually $500 or as set in your contract).

2) THOROUGH ISSUE ASSESSMENT

- Every request is reviewed to avoid unnecessary or repeat service calls.
- We may troubleshoot with the tenant first when appropriate (e.g., checking breaker switches or filter replacements).
  Our property manager or assistant may schedule an on-site check if the issue seems unclear.

3) RELIABLE VENDOR NETWORK

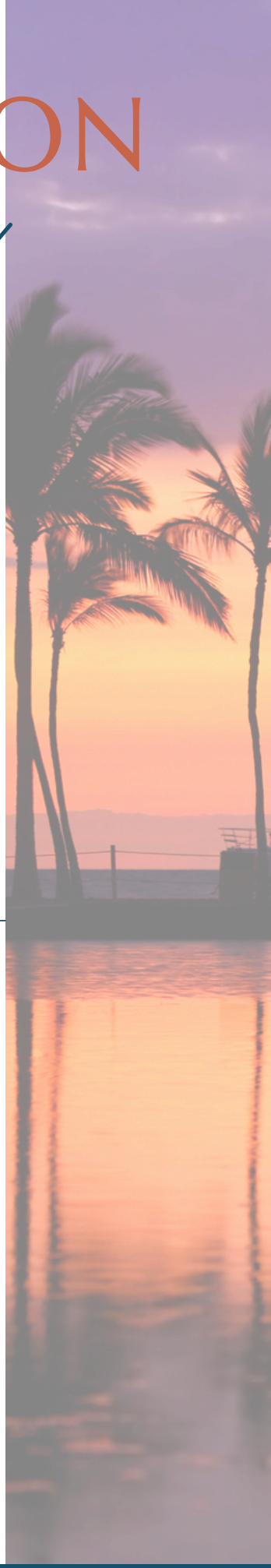
- We partner with licensed and insured vendors who know the properties and respect tenant time.
- Vendors are selected for responsiveness, fair pricing, and quality workmanship.
- Emergency vendors are on-call for after-hours needs, so your tenants always feel supported.

4) COST-CONSCIOUS APPROACH

- We always aim to protect your bottom line.
- For non-urgent repairs over your approval limit, we get quotes before
- proceeding. We balance speed and value, taking the extra time to find the right fix—not just the fastest.

TENANT SELECTION

our screening process



GOOD TENANTS ARE THE MOST VALUABLE ASSET!
WE LOOK FOR:

- [x] Stable income
- [x] Good credithistory
- [x] Positive landlord references
- [x] Clean background check
- [x] Stable rental history

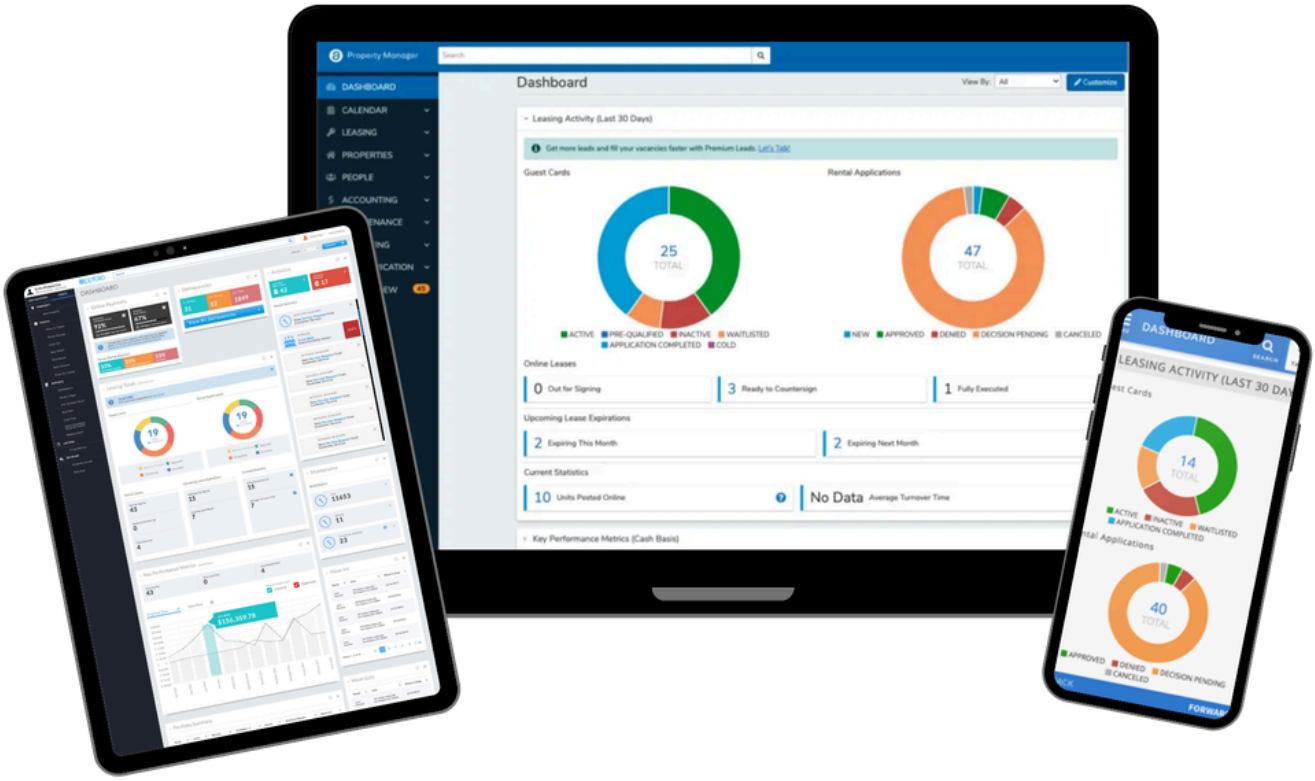
A PROFESSIONAL SCREENING SERVICE COSTS $20-25 BUT CAN SAVE THOUSANDS IN POTENTIAL PROBLEMS

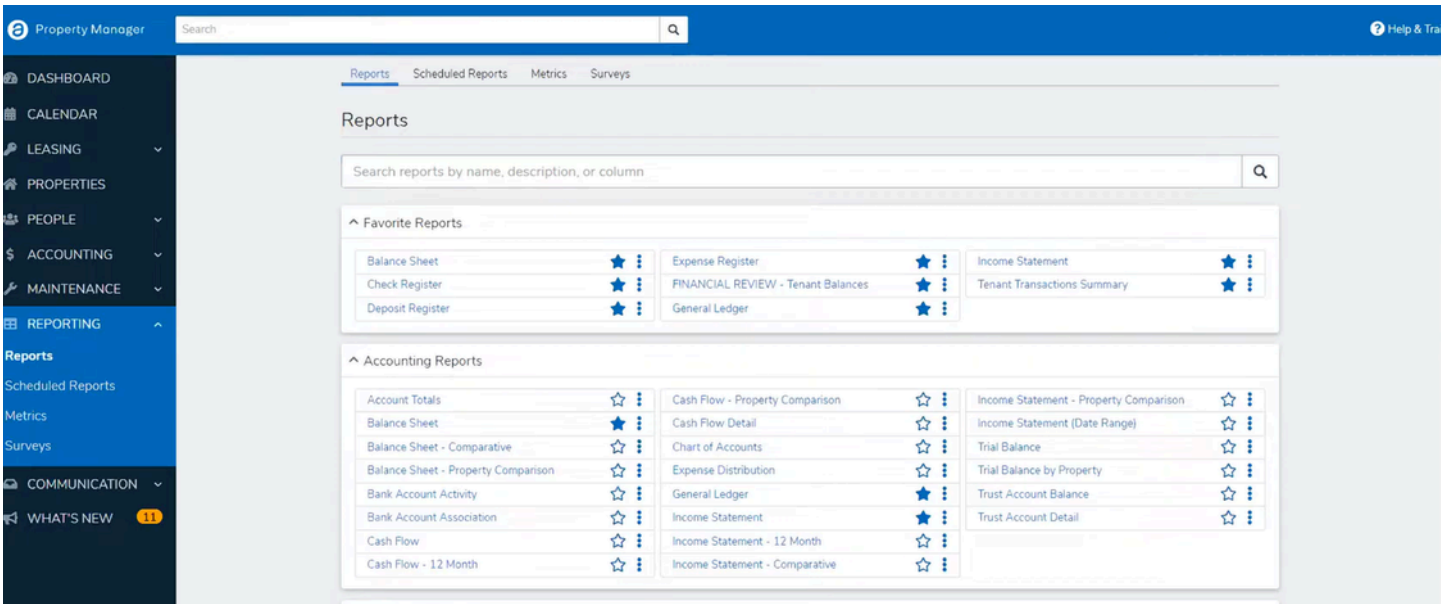
Red Flags In Tenant Applications:

- Inconsistencies in application information
- History of late payment evictions
- Insufficient income for rental amount
- Concerning background check results
- Poor references from previous landlords

OUR NEW SOFTWARE

WE USE APPFOLIO, A TRUSTED PROPERTY MANAGEMENT PLATFORM, TO SIMPLIFY PROPERTY MANAGEMENT, IMPROVE COMMUNICATION, AND KEEP YOU INFORMED WITH REAL-TIME UPDATES.





WHAT SETS US APART

CLEAR DOCUMENTATION & INVOICING

- All work orders, invoices, and photos are stored in your portal.
- Easy-to-read summaries
- ensure full transparency and trust.

PROACTIVE MAINTENACE PLANS

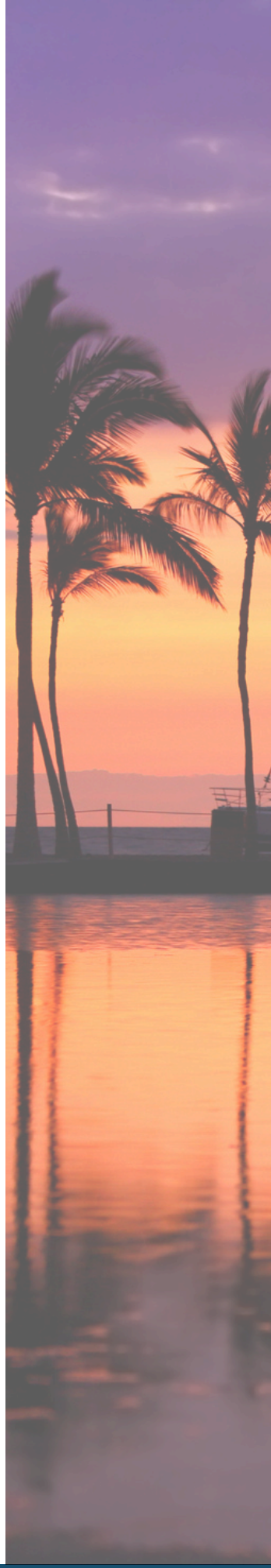
- Seasonal checks and routine upkeep prevent costly breakdowns.
- We remind owners about long-term system lifespans (e.g., water heaters, roofs).
- Preventative action now = fewer surprises later.

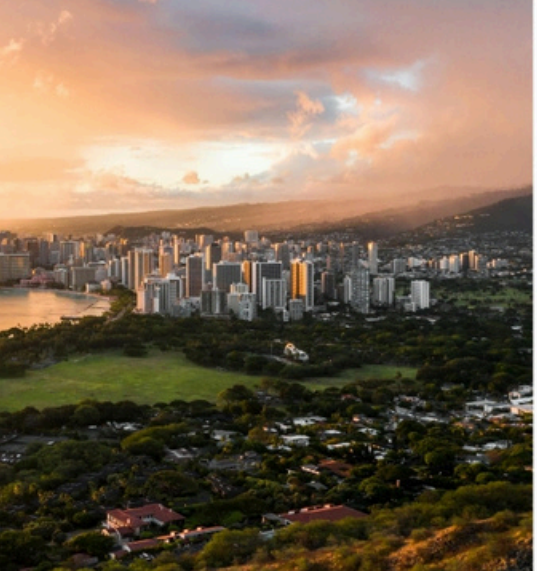
FAST-TRACK EMERGENCY PROTOCOL

- 24/7emergency line fortenant issues.
- Immediate dispatch of vendors when safety or habitability is at risk.
- You're kept in the loop with post-resolution reporting.

TENANT HAPPINESS = OWNER SUCCESS

- Quickresponse=longer leases.
- Respectful, professional vendors reflect positively on you.
- Our maintenance support boosts retention and reputation.








Ready to Turn Your Home Into a Smart Investment?

Thank you for taking the time to review our property management services. Whether you're just starting to explore your options or you're ready to place your home on the rental market, I'm here to help every step of the way.

My goal is simple: to help you protect your property, maximize your rental income, and provide peace of mind throughout the process.

If you have any questions or would like to discuss the next steps, don't hesitate to reach out. I'm always just a call, text, or email away and happy to be are source whenever you need.

Let's make your investment work for you.

Alfonso Martinez

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REALTOR Rs-87143

Island Breeze Team

HAWAII PACIFIC REALTY GROUP

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