

PROPERTY MANAGEMENT SOLUTIONS



SPITZER
RUTLAND

RE/MAX
METRO 

TABLE OF CONTENTS



About Us

- Core Values
- Philosophy
- Our Portfolio



Financial Management



Asset Management



Property Operations



Dynamic Marketing Services



Leasing



Tenant Relations



Real Estate Sales & Purchase



The RE/MAX Difference



Testimonials



Contact Us



CENTRAL AVENUE
THE "600" BLOCK

ABOUT US



JASON SPITZER, J.D.

I was born and raised in St. Pete but I left this beautiful city after high school to experience another state and the seasons. This landed me at Elon University in North Carolina where I graduated from in 2009. I decided to continue my education attending Elon School of Law. During the summer after my second year I worked as a project manager on the acquisition of a distressed 150-unit apartment complex, which was an amazing experience that reignited my passion in real estate. Shortly after graduating from law school I followed my passion and landed a job selling commercial real estate in Greensboro, North Carolina. After eight years in North Carolina I decided to move back to sunny St. Petersburg (did you know that St. Pete holds the World Record for most consecutive days of sunshine?) I'm passionate about real estate and love the variety of ways it can be utilized.

- 4th Generation Real Estate Professional in St.Pete
- Law School Graduate
- Vast Real Estate Experience
- Expert Knowledge in Real Estate, Contracts, Legal Matters, Marketing, and the Local Area.

SPITZER
RUTLAND

RE/MAX
METRO



MATT LANNI

REALTOR

Matt is a local Realtor®, born and raised in St. Pete Beach. With Matt being a native to the area he has a wealth of knowledge of the neighborhoods and all surrounding areas. He has spent the last 15 years in the hospitality industry notably with 13 of those years at the Historic Don CeSar Beach Resort. Throughout those years he perfected the craft of meticulously handling precise deadlines on corporate contracts as well as honed in on the fine details that made those events memorable. It is with these key components that Matt will take on and embrace all of your real estate needs.

Matt recently made the transition into real estate and joined the Spitzer Rutland team at RE/MAX Metro located in downtown St. Petersburg. His areas of focus will be in both residential sales, commercial leasing and investments, along with property management.

SPITZER
RUTLAND

TOM KELLY

DIRECTOR OF OPERATIONS



In February of 2020, after two years of working on the brokerage team at RE/MAX Metro, Tom joined us at Spitzer Rutland as our Director of Operations.

Additionally, Tom has 10+ years of experience as a full-time Realtor® focused on providing exceptional customer service by getting to know his clients, supplying them with the information to make the best-informed decisions, and taking care of them from beginning to end, and beyond.

Tom is a member of the National Association of REALTORS® (NAR), and the Pinellas REALTOR® Organization (PRO), and has earned the Graduate REALTOR® Institute (GRI) designation. In 2016, Tom was named one of Washingtonian Magazine's "Best Residential Real Estate Agents" for customer service. He was also named as a Five Star Professional for customer satisfaction in the Washington Post Magazine.

RE/MAX
METRO

SPITZER RUTLAND'S CORE VALUES

LEGAL

We strive to always be compliant with laws, regulations and policies, We endeavor to conduct ourselves in a manner beyond reproach, and are guided by what is right.

ETHICAL

Integrity and strict ethical standards are assured with us. We support and practice the professional standards of the National Association of REALTORS.

(visit www.REALTOR.com to read the code of ethics) and the Pinellas REALTOR Organization (PRO).

PROFESSIONAL

Our team is known for qualified, skilled and committed agents that provide the exceptional, service that is expected of a real estate professional.

RESPONSIBLE

Beyond the responsibility we have to our customers, our clients, our peers, & our profession, we recognize and embrace our broader responsibility to give back to our community through charity & volunteering, to be good stewards of the environment, and to protect & promote fundamental human rights for all.

SPITZER
RUTLAND

RE/MAX
METRO 

PHILOSOPHY

- Personal Concierge Service
- Honesty
- Care
- Help and Guidance

SPITZER
RUTLAND

MOUNT EVEREST AND THE SHERPAS

- The Sherpa people live high in the Himalayas of Nepal.
- They are experts in the local terrain, and are exceptional mountaineers.
- They are invaluable guides to all those who have, and who desire to ascend Mt. Everest and the other peaks of the Himalayas

LIKE THE SHERPAS, SPITZER RUTLAND AGENTS APPLY THEIR SKILLS, EXTENSIVE EXPERTISE, & KNOWLEDGE OF THE LOCAL AREA TO SERVE AS INVALUABLE GUIDES TO CLIENTS SEEKING TO ACHIEVE THEIR REAL ESTATE GOALS.

RE/MAX
METRO

665 CENTRAL AVE.



OUR PORTFOLIO

- 🔑 Approximately 30 Doors
- 🔑 Residential & Commercial Spaces
- 🔑 50,000+ Square Feet
- 🔑 \$15 - \$20 million in Assets

SPITZER
RUTLAND

RE/MAX
METRO

FINANCIAL MANAGEMENT

- Process rental income
- Review and pay invoices
- Maintain financial reports
- 24~7 Online account access
- Calculate CPI increases & CAM expenses

SPITZER
RUTLAND

RE/MAX
METRO

ASSET MANAGEMENT

- 🔑 Recommend rental increases
- 🔑 Negotiate vendor contracts & services
- 🔑 Review vendor performance
- 🔑 Research comparable properties
- 🔑 Maximize Net Operating Income (NOI)



SPITZER
RUTLAND

RE/MAX
METRO

PROPERTY OPERATIONS

- 🔑 Comprehensive Maintenance Services
- 🔑 Inspect Property / Recommend corrective action
- 🔑 Handle maintenance emergencies
- 🔑 Oversee renovations and repairs
- 🔑 Oversee subcontractors
- 🔑 Ensure compliance with regulatory requirements

SPITZER
RUTLAND

RE/MAX
METRO

DYNAMIC MARKETING

- 🔑 Post on Databases: MLS, LoopNet, etc.
- 🔑 Broadcast Commercial Properties on CoStar
- 🔑 Multi-page Brochures with Neighboring Retail Maps & Demographic Data
- 🔑 Launch email blasts to brokerage community
- 🔑 Signage

SPITZER
RUTLAND

RE/MAX
METRO

LEASING

LEASING ACTIVITIES

- 🔑 Lease negotiation and preparation
- 🔑 Collect deposits and oversee refunds
- 🔑 Enforce rent collection and terminations
- 🔑 Review landlord/tenant obligations

SPITZER
RUTLAND

RE/MAX
METRO



TENANT RELATIONS

- 🔑 Powerful Screening Tools
- 🔑 Maintain communication with tenants
- 🔑 Prepare rent increase letters & other correspondence
- 🔑 Coordinate move-ins and move-outs

SPITZER
RUTLAND

RE/MAX
METRO

REAL ESTATE SALES & PURCHASE

When you are ready to sell your investment or purchase others, our experienced team is ready to guide you through the entire selling or buying transaction process. We can also provide you with recommended mortgage sources and title companies ready to help you close the deal!



SPITZER
RUTLAND

RE/MAX
METRO

THE RE/MAX DIFFERENCE

- RE/MAX is the most recognized name in real estate. Nine out of ten home buyers and sellers know the RE/MAX brand.
- RE/MAX has a global reach with over 7,880 offices, 119,000 Associates, in 100+ countries.
- REMAX.com receives over 90 million visits, making it the #1 most visited real estate franchise website. This dominant position provides exceptional local and national exposure for your home.



SPITZER
RUTLAND

RE/MAX
METRO



OUR REPUTATION DEPENDS ON CLIENTS LIKE YOU!

"Jason, big time kudos to you. Great job with the tenant negotiations and retention. Despite the difficulties of 2020 we are on a ROLL."

-- a satisfied Spitzer Rutland Property Management client

CONTACT US

WE SEEK TO EXCEL, EXCEED & ASTONISH!



SPITZER RUTLAND

(727) 336-0465

Info@SpitzerRutland.com

SpitzerRutland.com

RE/MAX METRO

150 2nd Avenue, N., Suite 100

St. Petersburg, FL 33701

(727) 896-1800

**SPITZER
RUTLAND**

**RE/MAX
METRO**