

About Us

- **Just Sit It Out Valet Trash Service** is focused on providing **excellent customer service** and assisting our clients in **maintaining a visually appealing and clean property**, ensuring a welcoming curb appeal to tenants, prospective tenants, and guests.
- Our dedicated team of professional employees work diligently to deliver to established requirements for each complex and mitigate: a) Annoying, recurring trips to the dumpster, b) Unplanned early morning and late night trips to the dumpster, c) Unsanitary trash collection conditions, and d) Unhealthy living environment
- Our identifiable **Just Sit It Out** trash bins are durable and complement the complex décor, providing a uniform look to enhance the appearance of the community.
- Utilizing designated timeframes (optional Sunday through Thursday) for trash pickup, tenants find our process easy, efficient, and reliable.

Our Approach

- Identify the **PROBLEM** (Opportunity) via listening and understanding client / customer needs
- Develop a **SOLUTION** that supports agreed upon requirements
- Utilize our professional valet service **METHODOLOGY** to ensure client / customer expectations are met



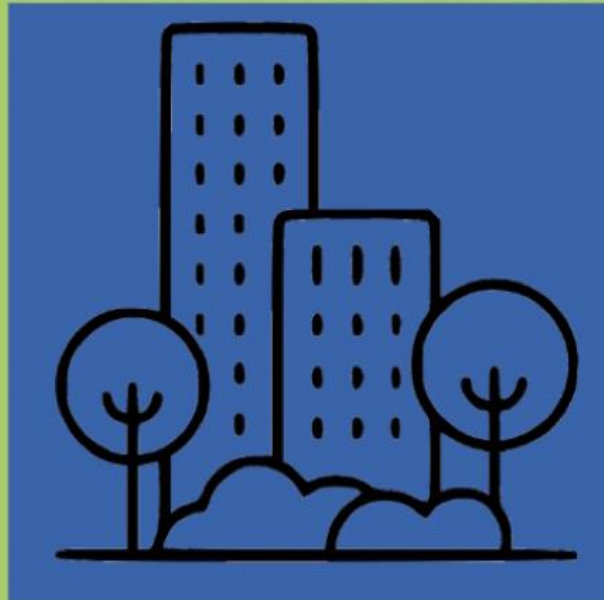
PROBLEM



SOLUTION



METHODOLOGY



Residential Benefits

- No more lugging garbage down the stairs
- No more dealing with smelly, dirty overflowing dumpsters
- No more shuttling trash in or on top of your car
- No more potentially unsafe night-time walks to dumpsters
- No more disputes about whose turn it is to go to the dumpster
- A clean community = Happy resident



Property Management Benefits

- Your **Asset Value** is boosted by adding valet trash and it's commensurate revenue stream
- Our Trash Valet Service **enhances property marketability**
- Trash Valet Service helps achieve **higher market rents**
- **Increased Net Operating Income (NOI)** by providing positive cash flow with no start-up investment
- Trash Valet Programs can begin at any time of the year with **No Start-Up Costs**
- **Just Sit It Out Valet Trash Service** is one amenity all residents will touch and use on a regular basis, unlike a pool, gym, car wash or business center
- The **National Apartment Association** has consistently reported Doorstep Waste Removal (aka "Trash Valet") as one of the top amenities voted by residents
- Improves resident **acquisition, retention and satisfaction**
- Improves the community's aesthetic **curbside appeal**
- Provides the property a **competitive advantage** over other communities