



## UnitedSTORAGEGroup *Store With US!*

**Are you an experienced self-storage manager looking for a place to contribute your knowledge and know-how in the industry? Come Grow with Us!**

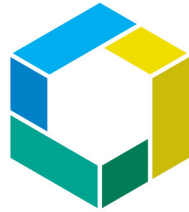
United Properties Group is a fully integrated self-storage property management and development company. We offer professional services to owners and investors in the self-storage industry including budget, design, and construction oversight. We provide complete asset management of operations, providing marketing, hiring and training, human resources, financial accounting and reporting, and technology advice. The company also has extensive experience in successful lease-up, re-imaging and expansion of self-storage properties. We offer turnkey self-storage property and asset management services, a company with over 25 years industry experience.

Posted 11/11/2016 Live in the Corinth, (South Denton) Texas area

A successful Property (Asst.) Manager has experience in driving sales, providing world-class customer service and developing an outstanding team. This position will report directly to the Area Manager. If you are a proven, successful leader with a history of exceeding expectations and are looking for an opportunity to grow your career, then our Property (Asst.) Manager position is for you!

### **RESPONSIBILITIES**

- Management of rental rates, discounts, Customer Protection Plan and other income sources. Watch controllable expenses to provide the highest R.O.I. for the store.
- Must be able to work independently without consistent oversight, but also thrive in a team environment.
- Taking storage reservations, showing and renting storage spaces.
- Marketing the facility to prospective customers.
- Our team members enjoy being outside. When not actively assisting customers, the store manager will spend about half of their time checking to see that the property is kept in A+ condition. This includes cleaning units, sweeping, mopping, changing light bulbs and other general maintenance duties.



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- U-Haul experience is a plus.
- Conduct regular property audits, ensuring properties are safe and meet all company operational standards.
- Utilizes management information tools and analyzes financial reports and address trends and issues in area performance.
- Site Link knowledge a big plus.
- Manage delinquent tenant process to reduce delinquency rates and improve customer retention.
- Performs daily/weekly/monthly reports and facility checklists, submits findings to Area Manager and ensures follow up on any necessary actions.
- Communicate effectively with employees, colleagues and customers.
- Ensure that yourself and team members demonstrate sales-focused and customer-centric behaviors when interacting with our customers.
- Provide a welcoming environment to customers through effective facility maintenance and labor and vendor management.
- Respond to customer inquiries in a timely manner and address their concerns quickly.
- Identify and celebrate operational successes, as well as develop and implement plans to address opportunities.

### **QUALIFICATIONS**

- Passion for sales and customer service excellence.
- Have knowledge of Site Link operations.
- Exceptional communication, organization and time management skills.
- Working knowledge of Microsoft Excel, Word, PowerPoint and Outlook.
- U-Haul experience preferred but not required.
- Must have a valid driver's license, pass a background and drug test.
- High school Diploma/ GED required; College preferred or equivalent of 3-5 years work-related experience and/or training in retail sales, self-storage and/or real estate management.
- Exceptional leadership skills and experience supervising others.
- Bilingual is a plus.