



STRATUS  
MANAGEMENT

Elevated Living. Life Simplified. Maximized Value.

# WHO WE ARE

Stratus Management brings a new standard of luxury property management to Nashville, one that is truly local and intentionally built to serve communities like yours. We combine deep, on-the-ground market knowledge with a premium, hands-on service model, all backed by decades of industry experience and the strength of global resources.

Our expertise is defined by an unwavering commitment to excellence, a proactive approach to community operations, and a disciplined focus on protecting and enhancing long-term asset value. We specialize in supporting sophisticated communities from high-rise condominiums and luxury subdivisions to complex, master-planned HOAs by delivering strategic guidance, operational excellence, and white-glove service.

At Stratus Management, we partner closely with boards and residents to ensure a seamless, elevated living experience that reflects the quality, lifestyle, and expectations of every community we serve, locally focused, globally supported.





# WELCOME TO STRATUS MANAGEMENT

As Nashville's skyline rises, Stratus Management is proud to lead the charge in redefining luxury property management. With decades of experience in high-rise communities, we've built a reputation for delivering a globally-backed approach to luxury living that is tailored to the unique needs of each property we manage. Our mission is simple: to elevate the lifestyle of your residents while maximizing the long-term value of your property.

We simplify life for both residents and board members, ensuring seamless operations, proactive communication, and a level of service that exceeds expectations. With Stratus Management, your property is more than just a place to live—it's a home that thrives with value, service, and style.



# OUR PILLARS

## **Elevated Living | Life Simplified | Maximized Value**

At Stratus Management, we believe in a premium, simplified living experience. Our approach combines service excellence, operational efficiency, and a relentless commitment to long-term value. We focus on what truly matters—creating environments that meet the highest expectations of your residents and ensuring that your property stays ahead of the curve in both aesthetics and functionality.

We streamline operations to make life easier for both residents and board members. From preventive maintenance to budget optimization, Stratus Management handles every aspect of property management with care and attention to detail, ensuring that your community remains a premier address in Nashville.



# PARTNERSHIP OPPORTUNITY

## Let's Build a Thriving Community Together

Partnering with Stratus Management means more than just property management—it means building a legacy of excellence. As your management partner, we focus on providing a luxury living experience that enhances the appeal of your community. Our team works closely with your board to create a vision for the property that aligns with your goals, ensuring a seamless living environment for residents while increasing property value.

By choosing Stratus, you're positioning your community as one of Nashville's most desirable addresses. Through exceptional service, proactive planning, and ongoing support, Stratus Management helps you elevate your property to new heights while providing long-term financial benefits

# ESTABLISHING A VISION

As a board member, your role is to ensure the long-term success of your community—keeping it safe, comfortable, and well-maintained. Stratus Management helps you establish a clear vision for your property's future, focusing on its aesthetics, reputation, and amenities.

A strong partnership between the board and management team is key to achieving this vision. At Stratus, we help boards create and execute a plan that sets their property on the path for success, not just for the next year, but for 5, 10, and 20 years ahead. Whether you're focusing on modernizing amenities or increasing property value, Stratus ensures your community is positioned for growth.



# ELEVATING COMMUNITIES WITH STRATEGIC AND CREATIVE MANAGEMENT

Stratus Management excels in delivering an exceptional living experience for residents, particularly in luxury communities. Our priority is to elevate your property to new heights, ensuring it delivers the signature living experience homeowners expect and value.



**Financial Management Services:** Comprehensive asset analysis, preventive maintenance planning, and senior-level executive guidance for board members.

**Preventive Maintenance:** We ensure your property is always at its best with a comprehensive preventive maintenance schedule that is reviewed regularly.



**Operational Efficiency:** We provide the tools and support to streamline operations, saving time and money for both residents and board members.



# COMPREHENSIVE SOLUTIONS FOR YOUR COMMUNITY

Stratus Management equips both boards and residents with state-of-the-art tools designed to improve efficiency and streamline operations. Our suite of software systems—including Vantaca, Nexus, ClickPay, and BuildingLink—ensures transparency and communication at all levels.

**Vantaca:** A web-based system for financial management and resident accounts.

**Nexus:** Designed to streamline operations, enhance communication, and optimize efficiency for property management companies.

**BuildingLink:** An optional system for enhanced resident engagement, including package tracking and community communications.

**ClickPay:** An online payment platform to collect rent and other property-related payments securely and efficiently.





# SEAMLESS TRANSITION & ONGOING SUPPORT

## Smooth Transitions, Continued Success

Transitioning to new management can be daunting, but with Stratus Management, it's seamless. We've successfully helped numerous communities make the transition to a better property management experience. Our expert team is committed to making this process as smooth as possible, with no disruption to residents or daily operations.

Stratus remains dedicated to the ongoing success of your community. We'll work closely with the board to ensure your long-term goals are met, offering consistent guidance and ensuring every aspect of the property remains well-managed and aligned with your vision.

# *Let's Begin a Partnership That Elevates Your Community*

Ready to elevate your property's management and provide an exceptional living experience for your residents? Stratus Management is here to help. Contact us today to schedule a consultation and learn how we can support your board in achieving long-term success.



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