



518.871.1629 | info@peerlessco.us
18 Lake Ave Ste 3, Saratoga Springs, NY 12866

BUILD. MANAGE. INVEST.



Welcome to Peerless Companies, your trusted partner for all your real estate needs. We are dedicated to serving a diverse range of clients, including commercial property owners, individual real estate investors, residential homeowners, and rental residents. Our core competencies lie in building, managing properties, and coordinating real estate investment opportunities, all while delivering results that exceed expectations. **We value your trust and properties as our own.**

BUILD

PROPERTY & HOMEOWNERS: TRUST YOUR DREAM TO PEERLESS

When it comes to new construction or renovations, we are your go-to building company. We understand that each project is unique, and we are dedicated to working closely with you to bring your vision to reality.

From concept to design, our experienced team will guide you every step of the way. With a commitment to exceptional craftsmanship and attention to detail, we strive to exceed your expectations and create spaces that inspire.

“Our experience with Peerless Companies was exceptional. Their team worked closely with us throughout the entire process, ensuring our vision was brought to life. The quality of their craftsmanship and attention to detail surpassed our expectations.”

-Jeff & Lauren C., Homeowners

MANAGE

COMMERCIAL OWNERS: BE CONFIDENT WITH YOUR ALLY IN PROPERTY MANAGEMENT

“We couldn’t be happier with the level of professionalism and attention to detail provided by Peerless Companies. They have taken excellent care of our properties and ensured maximum value.”

- JC & Dave B., Topeka, LLC, Property Owners

As property owners ourselves, we understand the challenges and responsibilities that come with property ownership. Our property management services offer a comprehensive solution to alleviate the burden making your ownership experience relatively stress and hassle free.

From thorough resident screening, to implementing strategies that enhance property value, we handle all the details with care and expertise. Rest assured, your properties will be managed with the utmost professionalism and attention to detail.

THE PEERLESS PROCESS



ASSET CARE

One of the key advantages of choosing Peerless is our meticulous inspection allowing us to plan effectively for on-going asset appreciation, making your ownership stress free.

- **Benchmark meticulous inspection for each new client property**
- **Evaluate and recommend maintenance plan**
- **Preventive maintenance**
- **Capital improvements**
- **Ongoing monthly monitoring**

FINANCIAL CARE

Optimizing asset performance and efficiency to make owning your asset deliver the value and return on investment.

- **Onboarding and analyzing existing resident ledgers**
- **Lease up**
- **Operating Budget assessment and recommendations**
- **Ongoing record keeping and financial reporting ***
- **Bill processing and payment ***

* Ask us about our upgraded services

RESIDENTS: WANT RENTAL LIVING MADE EASY? LOOK FOR PROPERTIES WITH PEERLESS

If you're searching for a place to call home, look no further than Peerless Companies.

Our exceptional rental properties in the beautiful Saratoga Springs area are waiting for you. As a trusted property management company, we prioritize the comfort and satisfaction of our residents. From responsive communication to well-maintained spaces, we strive to provide an exceptional rental experience.

"Renting from Peerless Companies has been a wonderful experience.

The properties are well-maintained, and the team is responsive and attentive. I feel confident and at ease knowing I am renting from a trusted property management company."

-Emily F, Resident

INVEST

REAL ESTATE INVESTORS: YOUR PARTNER IN ASSET INVESTMENTS

Investing in real estate is a strategic move that can diversify your portfolio and provide a stable return on investment. At Peerless Companies we understand the importance of tangible assets and the value they can add to your investment strategy. Our focus is on local real estate assets, allowing you to invest in the community and see the physical manifestation of your investment.

Over the past two years, we have delivered preferred returns on over \$2 million of qualified asset-backed investments. These investments have not only returned a combination of principal and

dividends to our investors, but also contributed to stabilizing underutilized parcels of the local community using a value-add strategy.

Our goal is to provide you with a diversified portfolio that delivers consistent returns and contributes to your financial success. Our team of experienced professionals is committed to providing you with investment opportunities that suit shared objectives. We carefully evaluate each project for the potential return on investment, the impact on the local community, and consider your future returns as carefully as our own.



Our investments with Peerless Companies have diversified our portfolio and provided us with confidence of earning returns on tangible local real estate. Their professionalism and expertise have delivered preferred returns on our investments, making them a **trusted partner in our financial journey.**"

- Frank R., Delmar NY

OUR TEAM

At Peerless Companies, **we believe that people are our strength.**

We have assembled a team of experienced professionals who are dedicated to our values: exceeding expectations by delivering quality and peace of mind to our clients. With a deep understanding of the industry and a commitment to excellence, our team ensures that your real estate needs are met with integrity and professionalism to preserve your reputation and ours.

Starting in 2020, we are proud to manage over 130 residential units, trusted by luxury residential owners, condo boards, and investors alike. Our building projects range from multi-family structures to luxury home renovations. We have successfully completed projects such as a 10-unit multi-family structure renovation in Glens Falls, NY, a 6-unit multi-family structure renovation in Saratoga Springs, NY, and a 4,000 sq. ft. home complete gut & renovation in Greenfield Center, NY, which was accepted and entered into the **2022 Saratoga Showcase of Homes.**

Michael Scuola

**FOUNDER & MANAGING MEMBER
OF PEERLESS COMPANIES, LLC**

With a background rooted in family business, Mike gained invaluable experience working in his family's dry cleaning business while attending high school and college. During this time, he also pursued his passion for real estate by obtaining his real estate salesperson license and working part-time at a local brokerage.

With a shared vision for success and commitment to beating client expectations, Mike is a relatable, approachable, and caring leader of Peerless Companies. His expertise, diligent work ethic, and commitment to excellence drive the company's delivery of exceptional real estate solutions and peace of mind to their clients.



CONTACT US

PEERLESSCO.US | INFO@PEERLESSCO.US | (518) 871-1629