

PROPERTY MANAGEMENT & HOA

The Property Mgmt **AI Audit**

18 diagnostic questions to identify exactly where your back office is bleeding hours per week on manual data entry and repetitive workflows.

Why This Audit Matters

California property managers with 200+ doors are drowning in repetitive paperwork. This audit identifies where you can deploy agents to abstract leases and triage maintenance without risking tenant PII.

The 18-Point Diagnostic

Lease Administration

- 1. Does lease abstraction take more than 30 minutes per contract?
- 2. Are lease renewals bottlenecked by manual review of existing terms?
- 3. Do you manually track COI expirations for vendors and commercial tenants?
- 4. Is rent roll reconciliation a manual spreadsheet exercise?
- 5. Do staff manually verify if a maintenance request is covered by the lease?
- 6. Are move-in/move-out inspection reports manually typed into your PMS?

Maintenance & Vendor Ops

- 7. Is maintenance email triage reactive, manual, and slow?
- 8. Do PMs spend >2 hours a day routing tickets to appropriate vendors?
- 9. Is vendor invoice processing a manual 'micro-accounting' task?
- 10. Do you manually verify invoices against the original approved work order?
- 11. Are after-hours emergency calls handled by an expensive human answering service?
- 12. Do tenants frequently complain about slow update times on maintenance?

System & Data Sovereignty

- 13. Do you avoid public AI tools due to strict tenant PII and financial privacy laws?
- 14. Does your accounting software (AppFolio, Yardi) lack custom automation?
- 15. Are HOA board packets assembled manually every month?
- 16. Are your internal property guidelines trapped in a giant PDF manual?
- 17. Do IT compliance policies forbid pasting tenant info into ChatGPT?
- 18. Does training a new PM take months because knowledge isn't centralized?

Scoring Rubric

0-4

EXPLORING

Operations are lean. Monitor AI for future gains.

5-9

READY

Clear bottlenecks exist. ROI will be immediate.

10-14

URGENT

Manual tasks actively prevent scaling.

15-18

BLEEDING

Severe operational tax. Over-paying for labor.

What We Build

Sovereign Architecture

Agents deployed in your AWS/GCP. Abstract lease terms, categorize tenant maintenance requests, and reconcile vendor invoices against work orders securely.

Predictable Flat Fees

No per-token metering or hidden API taxes. We charge a flat monthly subscription tied to capacity.

Multi-Channel Triaging

Instantly categorizing tenant emails by urgency and trade, routing them to the right vendor and notifying the PM.

Your IP Stays Yours

Unlike ChatGPT, our models are isolated. You own the workflow, the system, and your private data remains completely sequestered.

Armen Donigian

Founder, Performance AI Lab | Former Meta SuperIntelligence Lab

With 25 years in software engineering and enterprise infrastructure, I build systems that prioritize security, scale, and measurable ROI.