



# LUXXE PROPERTY SOLUTIONS

VETERAN-OWNED · NATIONWIDE OPERATIONS · SDVOSB CERTIFIED

CAPABILITIES STATEMENT

SAM.gov Registered · SDVOSB · NAICS 561210

## COMPANY INFORMATION

### Luxxe Property Solutions, LLC

Austin, TX | Nationwide

luxxepro.com

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(945) 261-8640

## CERTIFICATIONS

- SDVOSB — SBA Verified
- Veteran-Owned Certified
- SAM.gov — Active

## NAICS CODES

- 561210** Facilities Support
- 238320** Painting & Covering
- 561720** Janitorial Services
- 561740** Carpet Cleaning
- 561790** Other Bldg Services

## CONTRACT VEHICLES

- Open Market
- SDVOSB Set-Aside
- Sole Source Eligible
- MSA / Portfolio

## MARKETS SERVED

- Austin, TX
- Seattle, WA
- Pullman, WA
- Greenville, NC
- Cincinnati, OH
- Columbia, MO
- Flagstaff, AZ
- Corvallis, OR
- Tucson, AZ
- Arlington, TX

## WHO WE ARE

Luxxe Property Solutions is a Service-Disabled Veteran-Owned Small Business delivering turn services, facilities support, and building operations for student housing operators, multifamily ownership groups, universities, commercial properties, and government clients nationwide. 20,000+ beds of execution experience.

**20,000+**

BEDS TURNED

**8+**

MARKETS

**5+ Yrs**

OPERATIONS

**SDVOSB**

SBA CERTIFIED

## CORE CAPABILITIES

### Student Housing Turn Services

Full-scope unit turnover. Painting, deep cleaning, carpet, and punch work on fixed per-bed pricing with named Turn Manager and daily reporting.

### Interior Painting

Commercial interior repaints: walls, ceilings, trim, and doors. Color-matched to spec across high-volume unit counts.

### Unit Deep Cleaning

Move-out deep cleaning for student housing and multifamily. Kitchens, bathrooms, and common areas to a defined standard.

### Carpet Cleaning

Hot water extraction for high-traffic environments. Volume pricing coordinated with move-in timelines.

### Facilities Support Services

Single-source facility operations for commercial, multifamily, university, and government under one MSA contract.

### Janitorial & Custodial Programs

Recurring cleaning for commercial buildings, university facilities, multifamily common areas, and government properties.

### Building Maintenance Support

Day-to-day facility maintenance for facilities directors who need a reliable long-term partner, not a rotating vendor list.

### Trash Valet Services

Nightly doorstep trash collection for multifamily and student housing. Professional, reliable, resident-noticed.

## PAST PERFORMANCE

- **Yugo USA:** Multi-property turn services across TX, WA, AZ, OR, and NC. Full-scope painting, cleaning, and carpet under one contract.
- **Greystar:** Turn execution for Greystar-managed properties. Per-bed pricing, on-site management, and daily reporting.
- **Cardinal Group:** Turn services for Cardinal Group-managed assets. Multi-unit coordination with defined quality standards.
- **Multi-Market Operations:** Simultaneous turns across 8+ states with pre-vetted contractor networks and standardized SOPs.

## WHY LUXXE

- **Named Accountability:** Every project has an assigned Turn Manager before mobilization. One point of contact who owns the outcome.
- **Fixed Per-Bed Pricing:** Itemized scopes per service. No change orders without written approval. No invoice surprises.
- **Daily Progress Reporting:** Real-time unit-level updates so regional managers maintain full visibility throughout execution.
- **Compliance Infrastructure:** GL insurance, workers' comp, SAM.gov registration, and SDVOSB certification maintained year-round.
- **Full-Scope Capability:** Painting, cleaning, carpet, janitorial, and facilities support under one contract and one point of contact.
- **MSA Partnerships:** Tiered per-bed pricing for portfolio operators with priority mobilization and portfolio-wide coordination.

## GOVERNMENT CONTRACTING

Luxxe actively monitors opportunities through GovTribe and responds to sources-sought notices, RFIs, and RFPs. All pre-award documentation available within standard response windows.

CERTIFICATION

**SDVOSB — SBA Verified**

REGISTRATION

**SAM.gov — Active**

TARGET VALUE

**\$500,000+**

INSURANCE

**GL + Workers' Comp**

