

EXECUTIVE SUMMARY

A turnkey laundry infrastructure model designed to eliminate downtime, reduce maintenance tickets, and stabilize operating costs for multifamily properties.

Who This Is For

Multifamily property managers and owners responsible for unit readiness, resident experience, and maintenance efficiency across one or more properties.

What Problem This Solves

Laundry equipment ownership creates recurring operational friction: unpredictable failures, maintenance tickets, vendor coordination, delayed turns, and resident complaints. Pine Coast Rentals removes laundry from the internal maintenance burden entirely.

What Pine Coast Does Differently

Traditional Ownership	Pine Coast Rental Model
Capital tied up in appliances	No upfront capital required
Emergency-driven repairs	Maintenance and replacement included
Internal ticket volume	Laundry tickets removed from workflow
Vendor coordination required	Single accountable service provider
Reactive replacement cycles	Proactive lifecycle management

Why Properties Choose This Model

- Reduced maintenance ticket volume and staff interruption
- Fewer resident escalations from laundry downtime
- Predictable monthly operating expense
- Faster, more reliable unit turns
- Clear service accountability with local support

Next Step: Schedule a brief property walkthrough to confirm scope and receive a flat monthly quote. Most walkthroughs take under 30 minutes and do not require a commitment.

Zero-Downtime Laundry Infrastructure for Multifamily Properties

Predictable Cost | No CapEx | No Repair Coordination | Local Service Accountability

<p>What We Do</p>	<p>We provide multifamily-grade washer and dryer infrastructure for apartment communities, including delivery, professional installation, ongoing maintenance, repairs, and full equipment replacement — all for a flat monthly rate.</p>
<p>Who it's for</p>	<p>Property managers and owners who want to reduce laundry-related tickets, eliminate vendor coordination, and maintain consistent unit readiness during turns.</p>
<p>Service Commitment</p>	<p>Property walkthrough → same-day approval decision. After approval, we confirm logistics within 1-2 business days and schedule delivery and installation typically within 1-2 weeks.</p>

Serving Phoenix & Surrounding Areas

Terrence Okoro • Owner | Operations
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PineCoastRentals.com

Insured • Local • Full-Service • COI available on request (attached)

What's Included

Turnkey washer & dryer rental plus full lifecycle management—so your team doesn't own appliances or manage laundry repairs.

<p>Included</p>	<ul style="list-style-type: none"> • Multifamily-grade washer & dryer sets • Delivery and professional installation • Configuration matched to the property (gas/electric, stackable/side-by-side) • Ongoing maintenance & repairs (normal wear and use) • Replacement equipment if a unit fails beyond repair. • Direct local support (phone/email)
<p>Removed</p>	<ul style="list-style-type: none"> • Laundry downtime and resident complaints • Emergency repair coordination • Maintenance ticket noise • Budget volatility from surprise repairs • Appliance ownership, depreciation, and disposal

Equipment Standard

We deploy multifamily-grade units selected for durability, serviceability, and consistency in multifamily use

Install & Maintenance Workflow

1) Walkthrough & Specifications	Confirm unit count and layout; verify hookups (water/power/gas/venting); finalize configuration and install scope.
2) Approve & Schedule	Approval decision is made on the day of walkthrough. Within 1–2 business days, we confirm access/logistics and set the install date (typically within 1–2 weeks).
3) Delivery & Installation	Professional installation, testing, and handoff confirmation with the property contact.
4) Ongoing Service	Service requests via phone/email. Repairs for normal wear and use included; replacement coordinated if a unit fails beyond repair.

Scope of Responsibilities

Pine Coast Rentals	<ul style="list-style-type: none"> • Supply equipment • Coordinate delivery and professional installation • Handle maintenance and repairs (normal wear and use) • Replace equipment when beyond economical repair • Maintain required insurance coverage • Coordinate removal if service ends
Property / Management	<ul style="list-style-type: none"> • Provide space and access for installation/service • Confirm existing hookups are functional (water/power/gas/venting) • Provide reasonable access to units/laundry rooms • Notify us promptly of service issues

Financial & Operational Overview

This model is designed to convert unpredictable appliance ownership costs into a fixed, operational expense—reducing maintenance volatility, internal coordination, and resident friction.

Category	Ownership (Status Quo)	Pine Coast Rental Model
Upfront Capital	High (purchase + install)	None
Repair Costs	Variable, often emergency-driven	Included (normal wear and use)
Maintenance Load	Internal tickets + vendor coordination	Single point of contact
Replacement Risk	Reactive (5–7 year cycles)	Included when beyond repair
Budget Predictability	Low / Variable	High / Fixed monthly expense

Where ROI is Realized

- Reduced maintenance ticket volume
- Fewer resident escalations from laundry downtime
- Faster, more predictable unit turns
- Preserved capital for higher-impact building priorities

Rental is not positioned as the lowest absolute equipment cost. It is positioned as an operational simplification and risk-transfer model for multifamily properties.

Insurance, Risk & Accountability

Pine Coast Rentals maintains appropriate coverage and retains equipment ownership and liability throughout the service term.

Coverage highlights

- General Liability
- Equipment coverage (Inland Marine) where applicable
- Workers' Compensation (as required)
- Certificates of Insurance available; properties can be listed as Additional Insured when requested

Next Steps

Most properties start with a brief walkthrough to confirm scope, eliminate unknowns, and finalize configuration before pricing.

1) Schedule walkthrough	Confirm layout, hookups, unit count, access, and configuration.
2) Receive quote	Flat monthly rate per set; clear scope of service; install timeline.
3) Approve & install	We schedule delivery/installation typically within 1–2 weeks of approval.

Contact

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