

The Empire Story

Pete Neubig and Steve Rozenberg met in 2005 and after a year of flipping properties together, Pete and Steve decided, instead of giving all that equity away, they should purchase instead of flipping the homes they were finding. Pete and Steve purchased 31 homes from 2006 through 2010. Empire Industries was born out of a necessity, not as a way to get into real estate to make a profit. We quickly found that the systems you put in place for five units do not work for 25 units. We started having management nightmares. We created our systems and partnerships based on our own needs.



Pete Neubig

Property Management Can Be a Full Time Job



Steve Rozenberg

We discovered just running our existing properties was more than a full time job. For example, finding and managing a reliable maintenance person was challenging. Sometimes they'd show up and sometimes they wouldn't or make an appointment with a tenant and not show up. Or charge us more hours than the job actually took.

The next hurdle was finding and retaining top quality tenants. Because if you start renting to problem people, you'll start losing money. Tenants who destroy property and don't pay rent cost you money and time. Getting them evicted, repairing damage, and more make-readies are just some of the problems that occur. This too, becomes a full time job. And when you're under economic pressure to get those units rented, it's awfully tempting to take the first person who shows up.

When you add in all the administrative chores necessary to running a property investment business, like bookkeeping, eviction processing, property tax protesting, rent collections, and tax preparations, that's a third full time job. And we both had full-time jobs already. For a passive investment income strategy, this was turning out to be not so passive.

Property Investment is a Business

We were in a bad loop. So what was the answer? Robert Kiyosaki, who wrote "Rich Dad Poor Dad", stated that "you need to build your team." We took that to heart and aligned ourselves with partners that are business owners themselves and understand the success of our business is the success of their business. The systems we created were not created with a management company in mind but the management company became a by-product of our systems.

We've learned that whether you own one house or 50 houses you own a business, and if you don't treat your properties like a true business with a team consisting of, at least, a property manager, an accountant and maintenance person to run the day to day affairs of your business, you won't have the time or money to invest in expanding your business. We provide that team for you, freeing you and your resources to expand your investment properties.

We told enough of our investor friends what we did to solve our problems and we received incredible feedback on how we can help them and other investors. Now our mission is to bring Houston a better way to manage investment properties.

Our management company will free up your time, give you reliable and cost effective service and allow you to spend time with your loved ones, do the things you love in your free time, increase your business by finding and purchasing deals instead of managing headaches, and have peace of mind!

Are You Just Done?

We Take The Headache Out of Property Management



By Providing Frustration Free
Property Management By Investors For Investors



Providing Frustration Free Property Management
By Investors For Investors

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Licensed Leasing Agents
Certified Maintenance Staff
Contractor Relationships
Member Better Business Bureau
President of N.A.R.P.M.
Staff Photographer**



Empire Industries was very easy to work with, and was very helpful in getting us into our rental property! Would definitely refer them to my friends and family!

Ms. Geyer

Providing Frustration Free Property Management

By Investors For Investors

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We Know The Numbers, Do You?

	Empire	Self-Management
The Average Eviction Rate	1%	5%
Time Spent On Real Estate (Hrs/Mo)	0	10-12
The Average Vacancy Rate	8%	9.2%
The Percent of Rent Collected	91%	83%
The Average Days on Market	18	31
Days to Complete A Make-Ready	48-72 Hrs	72-120 Hrs



Empire has met my expectations and I am very happy with them. Their communications are excellent and that is one of the things I feel is necessary in a successful partnership. I would recommend them to anyone that wishes to free up time to find more deals or just wants more time with their families.

Mr. Bielanski

Thank You Empire! Property investment worry free!

Ms. Housley

Empire Industries was built by folks who knew the pains and the missing pieces of all other Property Management companies. Empire Industries brings a higher level of excellence to the game, so that my clients don't have to worry about their investments. They can always count on Empire Industries.

Mr. Williams

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Weekly Walk Through When Vacant
Investor Analysis Video
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