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Certificate

Belwood Properties

This award is in recognition of **Belwood Properties'** stellar reputation and trust among customers and industry peers, evident in the numerous nominations we received from our subscribers. **Belwood Properties** emerged as a **Property Management Services of the Year 2025** after an exhaustive evaluation by an expert panel of C-level executives, industry thought leaders, and our editorial board.

Awarded By

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Belwood Properties

A Boutique Touch in a Big-City Market

PROPERTY MANAGEMENT SERVICES OF THE YEAR 2025

"The strength of a family lies in its ability to adapt and work together, and that's precisely the ethos driving Belwood Properties," says Justine Beltran, Jr. Partner at Belwood Properties.

Los Angeles, where sleek high-rises meet the charm of suburban neighborhoods, is often dominated by impersonal corporate property management giants. In this crowded landscape, Belwood Properties emerges as a breath of fresh air, championing a boutique approach that prioritizes personalized care. Specializing in smaller property owners and homeowners associations (HOAs), the company delivers tailored solutions to those too often overlooked—because every property, no matter its size, deserves expert care.

Theresa Woods-Beltran, Owner

Peggy Woods, Partner

For mom-and-pop landlords and mid-sized HOAs, navigating the labyrinth of property management can be overwhelming. Corporate firms frequently favor high-revenue clients, leaving smaller owners to juggle maintenance, administration, and compliance challenges alone. Belwood Properties recognized this imbalance and stepped in to fill the gap. By offering flexible, client-focused services, the company has become a trusted ally for those seeking affordable, hands-on property management in Los Angeles.

Crafting Solutions for Los Angeles' Specific Property Challenges

Managing properties in Los Angeles comes with its own set of hurdles—especially for older buildings burdened by deferred maintenance. Belwood Properties specializes in addressing these challenges with phased restoration plans that bring properties up to modern standards without breaking the bank. This strategic, cost-effective approach helps owners protect their investments while enhancing functionality and value.

In one standout success, the company collaborated with an HOA struggling under the weight of deteriorating infrastructure and limited funds. Through a carefully designed phased maintenance plan and financial restructuring, Belwood Properties not only restored the property but also improved the residents' quality of life.

These well-thought-out upgrades deliver long-term benefits, ensuring clients get strong returns on their investments.

For apartment and commercial property owners, the company offers comprehensive management services—from routine upkeep to financial oversight. Meanwhile, HOAs benefit from Belwood Properties' expertise as both an advisor and mediator, enabling smooth, harmonious operations without the need for onsite management.

Justine Beltran, Jr. Partner

What Makes Belwood Different

At its core, Belwood Properties' boutique approach sets it apart. In a world of call centers and high staff turnover, the company assigns each client a dedicated manager, fostering trust and ensuring swift, tailored solutions to property concerns.

But the difference doesn't end there. Belwood Properties' team is deeply versed in California's intricate landlord-tenant laws and HOA governance, helping clients navigate regulatory complexities with ease. This guidance ensures compliance and reduces stress for property owners.

Sustainability is another pillar of Belwood Properties' philosophy. The company champions eco-friendly upgrades and waste reduction strategies, helping clients save money while minimizing their environmental impact.

> **"The strength of a family lies in its ability to adapt and work together, and that's precisely the ethos driving Belwood Properties**

Transparency is a hallmark of Belwood Properties' business model. With month-to-month contracts free of hidden fees, clients enjoy flexibility and peace of mind. Any additional costs, such as emergency repairs or legal expenses, are clearly communicated upfront—never an unwelcome surprise.

A Family Business with Heart

Being family-owned isn't just part of Belwood Properties' identity—it's the foundation of its philosophy. The company's commitment to personalized care reflects its belief that property management should never feel impersonal or overwhelming.

For Los Angeles homeowners, landlords, and HOAs, Belwood Properties is more than a service provider; it's a partner in success. Its work transforms properties into thriving assets, enriching not only the owners but also the communities they're part of. With Belwood Properties, property management isn't just about maintaining buildings—it's about unlocking potential, building trust, and delivering unparalleled results. RB