

Online Movers & Storage is a **relocation execution partner** specializing in occupied rehab and affordable housing projects. Working hand in hand with developers, GCs, property managers, and relocation service companies, we take the pain off your construction team — relocating residents on schedule and on budget — and we execute **like clockwork**. Not a vendor. Part of the project execution team.

CORE CAPABILITIES — A SYSTEM, NOT A SERVICE

Pre-Move Planning

Unit mapping, phasing strategy, and schedules aligned to construction from day one.

Resident Move-Day Support

Move scheduling, preparation, and day-of support — coordinated with your management or relocation services team.

Packing & Protection

Full packing with asset protection built into every unit turn.

Temporary Relocation

On-site or off-site resident transition, managed end to end.

Phased Move Coordination

Daily coordination with your GC so units clear exactly on schedule.

Return Move Execution

Staged returns and re-occupancy, closing the loop on every phase.

DIFFERENTIATORS — BUILT FOR OCCUPIED RENOVATION ENVIRONMENTS

- ✓ **Crews trained for resident interaction** — friendly, background-checked, following SOPs built for occupied buildings.
- ✓ **Scalable crews & trucks** — capacity that flexes with your phasing as the project demands.
- ✓ **This is our core business** — not a residential mover that also does relocations; it receives priority and supervision.
- ✓ **100+ unit phased project experience** — proven execution on large occupied rehabs, not one-off moves.
- ✓ **<1% claim rate** — built-in protection coverage; damaged items repaired or replaced at market price, promptly.
- ✓ **Compliance-ready execution** — we execute within URA, HUD and program frameworks, delivering audit-ready move records that support your relocation consultant's documentation.

PERFORMANCE AT A GLANCE

25+

YEARS OF EXECUTION

7,000+

RESIDENTS RELOCATED

100+

UNIT PHASED
PROJECTS

<1%

CLAIM RATE

4.9★

1,000+ REVIEWS

PROGRAMS & COMPLIANCE

HUD

RAD

LIHTC

Section 8

Section 104(d)

Public Housing

URA-Compliant Execution

Affordable Housing

Trusted by leading developers and operators — including more than 10 years as a relocation partner of **Related Companies**, and ongoing work with **TRG**, on projects across the country.

PROJECT EXPERIENCE YOU CAN VERIFY

PROJECT	LOCATION	PROGRAM / TYPE	SCALE
Walden Pond Apartments	Miami Gardens, FL	Active Project	320 units · in progress
Hoffman Homes	North Carolina	Active Project	180 units · in progress
Robert King High	Miami, FL	HUD · Pre-Construction	620 units
Haley Sofge Preservation	Miami, FL	RAD · Occupied Rehab	Preservation
Joe Moretti	South Miami, FL	LIHTC	Multi-phase
Jose Marti Villas	Miami, FL	Redevelopment	300+ units
Claude Pepper Towers	Miami, FL	Senior Housing · ADA/UFAS	High-rise
Riverwalk	Fort Lauderdale, FL	Multifamily · Occupied Rehab	310 units
Smathers Plaza Apartments	Miami, FL	Multifamily · Occupied Rehab	326 units
Golfside Villas	Florida	Multifamily · Occupied Rehab	334 units
Three Round Towers	Miami, FL	Multifamily · Occupied Rehab	300 units
Plaza Paseo del Río	Florida	Multifamily · Occupied Rehab	288 units
Falk Turnkey	Florida	Multifamily · Occupied Rehab	264 units
Cutler Vista	Florida	Multifamily · Occupied Rehab	318 units

...and several others. Project references — developers, general contractors, and property managers — available on request. References shared under NDA when required.

CORPORATE DATA

Company	Online Movers & Storage
Legal entity	[Legal name — to confirm]
Headquarters	6451 NW 102nd Ave, Unit 11, Doral, FL 33178
Founded	2000 · 25+ years in business
Service area	Florida-based · Nationwide deployment
Licenses	MR 1296 · US DOT 3381414
Insurance	General Liability · Auto · Workers' Comp · Umbrella — COI available on request
EIN / W-9	Provided with vendor packet
NAICS	484210 — Household & Office Goods Moving [confirm]

CONTACT

Let's review your upcoming projects

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Schedule	calendly.com/saadybijani/meet

Vendor packet — COI, W-9, licensing & references — delivered same business day on request. Click to request →