

GEM PROPERTY SERVICES LLC

DBA: Billings GPS

Billings, Montana | Phone: (406) 850-5243

Websites: www.gempropertysvcs.com and www.billingsgps.com

SAM.gov Status: Active Registered Vendor | UEI: HKXJQRZ4GSQ3 | CAGE: 24JQ7

COMPANY OVERVIEW

Gem Property Services LLC (operating as Billings GPS) is a verified, fully licensed general contractor specializing in comprehensive property management, physical facility maintenance, and structural preservation services across Montana. We deliver scalable, highly detailed physical asset care to commercial facilities, real estate owned (REO) portfolios, and public entities. Backed by active Montana contractor compliance and a rigorous quality documentation pipeline, we ensure operational readiness, structural integrity, and deep-clean finalization for every facility under our care.

CORE COMPETENCIES

We deliver dependable, localized property services tailored to rigorous federal and commercial standards:

- **Commercial Janitorial & Facility Cleaning:** Routine custodial support, deep cleaning cycles, post-construction final clean-ups, and specialized facility sanitation.
- **Property Preservation & REO Care:** Comprehensive structure stabilization, asset recovery, debris removal, secure board-ups, and locksmith turn-key adjustments.
- **Exterior & Grounds Maintenance:** Dedicated property preservation work, light structural repairs, deck maintenance, and general perimeter support.
- **Unit Turnover & Prep Services:** Complete multi-family or office unit turns, interior painting, fixture updates, and physical hardware deployment.
- **Facilities Operations Support:** General building maintenance support, site inspections, and customized service contracts.

COMPANY DATA

- **Entity Status:** Active (Registered in Sam.gov as of September 9, 2026)
- **UEI:** HKXJQRZ4GSQ3
- **CAGE Code:** 24JQ7
- **Business Structure:** Limited Liability Company (LLC)
- **Socioeconomic Status:** Small Business / Local Business Enterprise, Women-Owned Small Business (WOSB) [Pending / In-Progress]
- **State License:** Montana Licensed Contractor #285935
- **Work Area:** Billings, Yellowstone County, and surrounding areas in Montana

PRIMARY NAICS CODES:

- **561210** – Facility Support Services (Primary)
- **561720** – Janitorial Services
- **561730** – Landscaping Services
- **561790** – Other Services to Buildings and Dwellings
- **236118** – Residential Remodelers
- **238320** – Painting and Wall Covering Contractors
- **561740** – Carpet and Upholstery Cleaning Services

PRODUCT SERVICE CODES (PSC):

- **S201** – Housekeeping: Custodial / Janitorial
- **S299** – Housekeeping: Other
- **S216** – Housekeeping: Facilities Operations Support
- **Z1AA** – Maintenance of Office Buildings

DIFFERENTIATORS

- **Regulatory Compliance:** Maintained active Montana Department of Labor & Industry Contractor Registrations and Independent Contractor Exemption Certificates (ICEC) valid through April 2028.
- **Rigorous Documentation:** Every project utilizes a digital photo-documentation pipeline, providing clients with comprehensive before and after progress verifications.
- **Local Rapid Response:** Strategically positioned in Yellowstone County to quickly deploy equipment, materials, and personnel along the regional transit corridors.
- **Dual-Market Infrastructure:** Simultaneously operates specialized divisions for active commercial facility maintenance (**Gem Property Services**) and institutional REO asset oversight (**Billings GPS**).
- **Single-Source Solution:** Combines commercial janitorial, property cleanouts, and light maintenance under one contracted vendor.
- **Quality Assurance:** Rigorous inspection protocols and consistent staffing to ensure strict compliance with government and commercial standards.
- **Fully Licensed & Insured:** Fully compliant with Montana state licensing requirements and active federal registration on SAM.gov.

PAST PERFORMANCE

- **Second Shift Bar & Casino (Billings, MT):** Long-term provider of recurring commercial janitorial maintenance, high-traffic facility deep cleaning, and specialized physical upkeep.
- **406 Real Estate LLC / eXp Realty:** Coordinated comprehensive property representation preparation, facility assessments, and physical preservation strategies for local market placements.
- **Real Property Management (RPM):** Facility maintenance support, property turnover cleaning, estate cleanouts, debris removal, and interior touch-up repairs across commercial and residential rental portfolios. Delivered rapid-turnaround property prep and recurring cleaning services to ensure minimal vacancy downtime and maintain property safety and compliance standards.
- **Homeowners Associations (HOAs) & Community Associations:** Common area cleaning and sanitation, clubhouse/facility janitorial care, seasonal property maintenance, turnover prep, and interior/exterior light maintenance for multi-family residential complexes and managed communities. Consistently maintained strict aesthetic and cleanliness standards across shared community areas, ensuring compliance with association guidelines and rapid response for board/management requests.
- **Carrington Property Services / Carrington Holding Company:** REO field services, property inspection, initial trash-outs, entry lock changes, and ongoing vacant property maintenance. Executed strict timeline-driven preservation work orders ensuring distressed assets remained secure and market-ready.
- **Fannie Mae & HomePath REO Properties:** Pre-foreclosure and REO property preservation, structural securing, code compliance upkeep, seasonal winterization, and HomePath property turnover prep.
- **Freddie Mac (Federal Home Loan Mortgage Corp):** Vacant property maintenance, debris clearing, initial property securing, system winterization, and pre-sale cleaning services. Successfully maintained non-performing assets to institutional guidelines while providing date-stamped compliance documentation.
- **Wells Fargo Home Mortgage / REO Asset Management:** Bank-owned property preservation, routine grounds maintenance, emergency board-ups, and hazard abatement. Provided local "boots on the ground" execution with rapid turnarounds for urgent bank work orders.
- **Bank of America REO & Distressed Asset Services:** Initial securing, lockbox installation, interior trash-outs, drywall patch/touch-up painting, and code violation prevention. Restored distressed foreclosed properties to clean, safe, code-compliant condition for fast re-listing.
- **Private Residential Portfolios:** Successfully executed full-scale interior remodeling prep, custom structural woodwork, and comprehensive multi-room interior painting contracts.