

Exclusive Property Management

Overview

We know managing that investment property can be quite a burden at times. This program was designed to help you handle those parts of your Real Estate investment that need continuous TLC. And, as with any service we provide, you can expect the Five Star treatment. Let us move you one step closer to realizing your true Real Estate goals – freedom, security, success and relaxation.

How it works

First we'll take a consultative approach to your investment. Information is gathered and research begins. A professional Comparative Market Analysis will be performed and cross checked. We'll create a market penetration strategy based on your real estate goals. We work fast to bring your property to the market and begin obtaining potential leases. Potential tenants are screened through government Credit Bureaus and the process is monitored online. A lease is negotiated and finalized. Deposits are collected and payment schedule established. Funds are handled by a full-service accounting firm. You choose the most convenient method of receiving funds. If problems arise during the term of the lease, we follow a set of procedures and notify you if needed. Your property is monitored as if it were our own. Your job... to enjoy the new freedom.

The Details

- We professionally evaluate your investment.
- We create a strategy to achieve your real estate goals.
- We market the property with a locally recognized high-quality sign.
- We create and implement an MLS strategy.
- We facilitate local print and broadcast media (ask your associate for details).
- We distribute your property information to national Internet sites.
- We market your property in local trade shows and fairs that we attend.
- We engage your property with other opportunities as they arise.
- We show your property to prospective tenants on your behalf.
- We screen all prospective tenants by conducting a comprehensive credit check.
- We prepare all paperwork & legal documents required by the state.
- We obtain final approval from you within the parameters of all applicable laws.
- We perform walk-through inspections at the beginning and end of lease term.

- We collect rents and disburse appropriate funds to you through the most convenient banking methods.
- We field all maintenance and complaint calls and expedite appropriate repairs and/or resolutions (Five Star does not profit from your repair/maintenance needs)
- We retain a full financial accounting of investment.
- We stay poised to market and sell the property if that need ever arises.

We charge a nominal rate of ten percent of monthly rent for all of these services.

Let's get started

It's time to bring back personalization. We are serious about your business. The whole team at Five Star will be behind your project, you will have direct access to your Associate and they will constantly be monitoring your investment. Just one call and we'll get started on your project today. It's time for you to experience true customer service – let us move you one step closer to realizing your real estate goals.

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