



Property
Management INC.

TEAM PMI COAL CREEK

Company & Service Overview



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Team PMI Coal Creek Mission

“Our mission is to create an exceptionally valuable service with the highest levels of professionalism, responsiveness, accuracy and integrity.”

Team PMI Coal Creek is a full service real estate asset management company dedicated to providing property owners like you with a better, more accessible, and more profitable property management experience.

Headquartered in Coal Creek Canyon, Colorado, we provide real estate property management services for our clients in counties north and west of Denver.

Our number one objective is to provide both residential and commercial property owners with the highest quality property management services available. We achieve this by providing exceptional customer service and leveraging state-of-the-art technology that keeps our clients informed of how their investments are doing in real time, while providing tenants of these properties real time access to maintenance requests, billing and office communications.



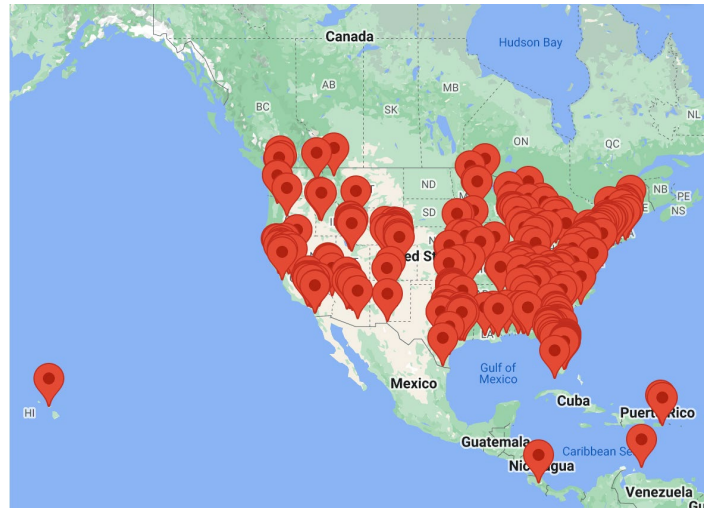


Property Management, Inc.

Team PMI Coal Creek is part of the Property Management Incorporated global network of over 400 offices. Our nationwide team manages over \$25 billion dollars in assets and is growing daily. As a company, we manage over 27,000 residential properties.

At PMI, we have the strength and reach to influence wholesale improvements in the Property Management Industry, while still maintaining our local presence and ability to provide you with superior local services.

PMI is an active member of the industry’s most influential associations and the second biggest Property Management Company in the United States. We have been recognized by Entrepreneur Magazine, USA Today, Better Business Bureau, among others with outstanding achievements in the Property Management field.



Professional Affiliations



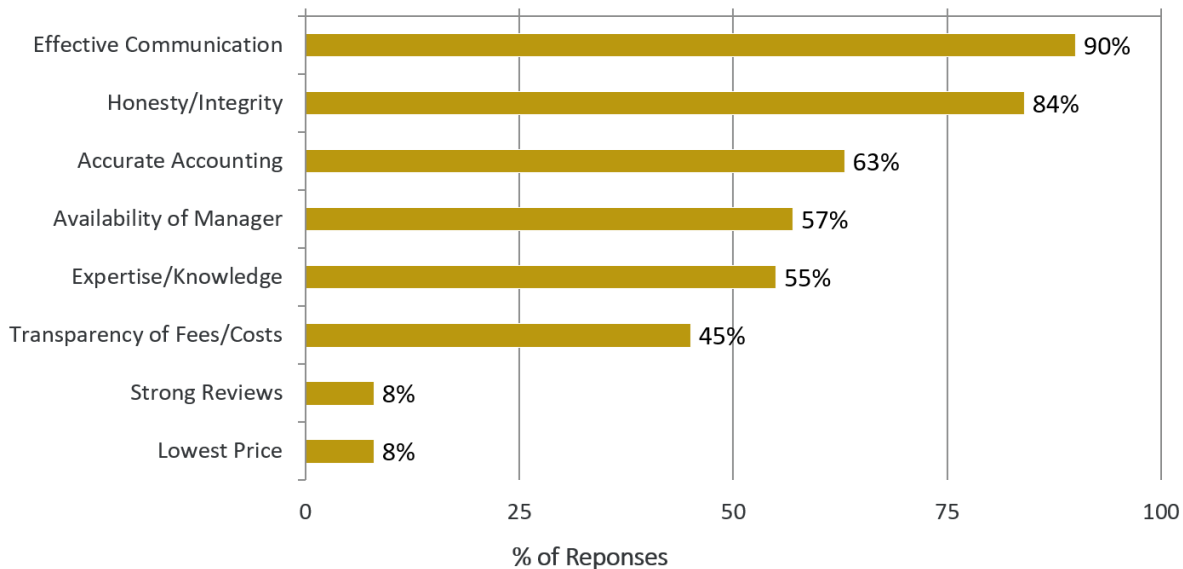


PMI Brand Promise

Entrusting property management services to a third party management company isn't an easy decision to make. But we make it easy for you to choose PMI. We are a national property management company with local property managers. Rest assured, our commitment to you is to deliver on our brand promise: **effective communication, honesty/integrity, accurate accounting and availability of your management team.**

What is a Brand Promise? It's what the customer comes to expect every time they interact with the brand.

We surveyed our PMI clients. We found what the most important four service attributes were when deciding on a property management company.





PMI's Property Management Services

We are a full-service property management company, which means that we manage the full cycle of activities associated with renting your property. We will serve as your realtor by marketing your property on over 18 different websites, such as Zillow and Trulia as well as through the realtor network via the Multiple Listing Service (MLS). This approach ensures that we make every opportunity to find you a qualified tenant as quickly as possible. We will manage all prospective tenant showings and conduct a comprehensive background screening on all applicants (Credit, Criminal, Employment and Rental) which is in full compliance with the Fair Housing Act. Once a qualified tenant has been secured for the property, we will oversee the cleaning of the unit if needed as well as rekeying of the exterior locks. All of this is covered by our one-time per tenant leasing commission.

Once a tenant is placed in the property, we transition to a Property Management role, where we take over all the day-day tenant relations as shown in the illustration below. We believe it is equally important to nurture the relationship with the tenant so that they take better care of your property and have a desire to stay in your property for the long-term. This is one of the ways we try to save you money, by reducing the expense associated with tenant turnover.



PMI's Property Owner and Tenant Portals

Details can be the difference between profit and loss, which is why we spare no effort in ensuring the accuracy and security of the financial records of your property.

Combining our expert team with state-of-the-art software and a proven process, we are able to give you real-time access to your property's status via an owner's portal for 24/7 viewing.

Each month, you will receive a comprehensive report that includes the following information:



Property Accounting

- Financial budgets/cash position
- Maintenance cost & invoice
- Banking activity & deposits



Reporting

- Monthly operations & financial reports
- Issues logs, tenant, repairs, contracts
- Priority Notifications of any emergency



Vendor Management

- Work orders & progress report
- Time Tracking & comments
- Inspections & pictures



Tenant Management

- Rent Collection
- Eviction & Residual Collection
- New Rental Preparation



PMI's Property Maintenance Services

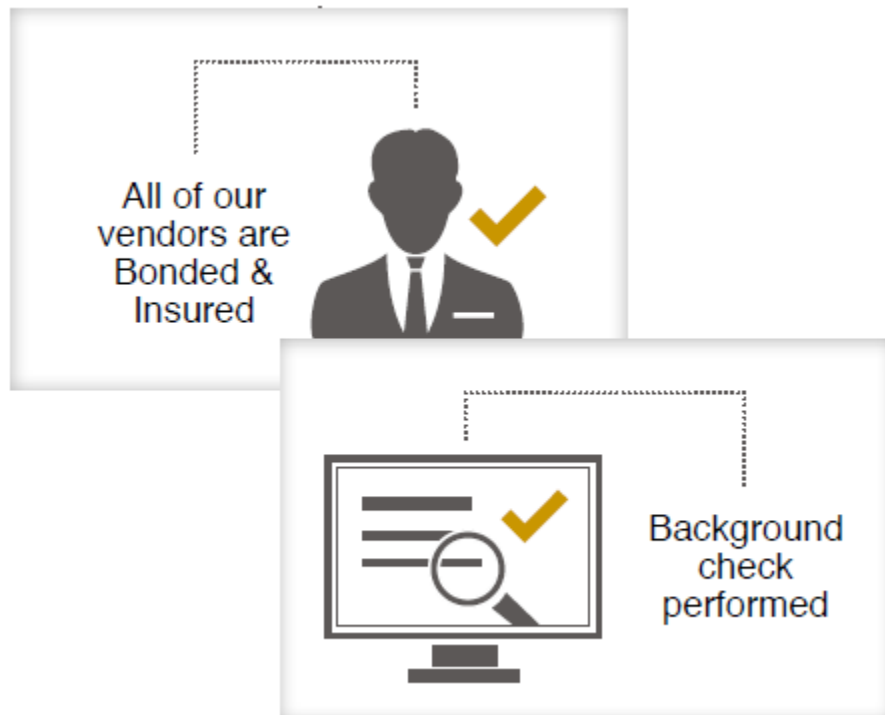
Protecting and maintaining your home and your investment is our top priority. We coordinate and communicate with the tenants, owner, and vendor for all maintenance needs.

- Responsive 24/7 maintenance support for tenants and owners.
- After-hours emergency line for emergencies that need immediate service.
- Non-emergency maintenance requests can be made through the online tenant portal, and we determine if a vendor needs to be called.

PMI negotiates high-quality services at reasonable rates with its nationwide network of licensed, bonded, and insured tradesmen and suppliers, including:

- General Maintenance
- General Contractor
- Disaster Clean-up
- Plumbers
- Painters
- General Handyman
- Landscapers
- Roofers
- Housekeeping/Cleaners
- Electricians
- Exterminators
- Attorneys

And many more!





**Property
Management** INC®

TEAM PMI COAL CREEK

Coal Creek Canyon, Colorado

AdriAnn Rode, Owner, Broker

John Rode, Owner

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