



## propM for Multi-Plex Properties



A Professional Property Management Company



powered by  
**propM**

*A Professional Property Management Company*

**It is essential to trust your investment portfolio with a results producing firm that has a proven track record for success with the added benefits of Lakeside Financial Group CPAs & Accountants**



**Just one recent example of propM's proven track-record with multi-plex properties:**

**16 Unit Property in NE Portland:**

- **Two year history**
- **Increased rents by 42%**
- **Increased value of property by \$819K (Purchased \$1.1M / Sold \$1.9M)**
- **Competitive Management Rates make propM a valuable asset to the properties growth**

**Bottom Line Results: Lower Prices—  
Better Results!**

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## Why Use propM?

### The benefits of using a professional property management company.

- Higher quality tenants
- Shorter vacancy cycles
- Improved utilization of onsite person
- Better tenant retention
- Tighter rent collection process
- Multiple payment options: Cash, Credit/Debit, Online—24/7
- Tighter over-sight for onsite manager
- Lower maintenance and repair costs
- Proactive approach to maintaining the building
- Increase the value of your investment
- Assistance with taxes
- Fewer costly and time consuming legal challenges

With **propM**, you can trust your most valuable assets to **propM**'s proven property management company who offers state of the art customer service and unrivaled support.

- **propM** has a proven track record of placing high quality tenants through strict screening process.
- Shorter vacancy cycles.
- Sophisticated online property marketing strategies.
- Professional photography.
- Tight rent collection process all done electronically.
- All monthly financial statements reviewed by Lakeside Financial Group.
- Unrivaled 24/7 live customer service.
- Management of all service requests and work orders.
- Security deposits held in a trust account.
- Higher rent rate consistently achieved.
- No upcharge for maintenance.



## propM's Professional Marketing Strategy

- Professional video tour and photography photos per property.
- Professional “For Rent” sign.
- Online advertising of your property to over 125 websites, including the Top 20 websites renters use in their searches.
- Professionally written marketing advertisement.
- Live customer support for tenants and prospects 24/7.



# propM's Online Marketing Strategy

## QUESTIONS YOU SHOULD ASK OUR COMPETITORS:

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- ◇ Can I see my statements and invoices online?
  - ◇ Do you answer the phone 24/7?
  - ◇ Do you charge a setup fee?
  - ◇ Do you charge an administrative fee?
  - ◇ Do you charge for phone calls and photo copies?
  - ◇ Do you charge when the property is vacant?
  - ◇ Do you do a 6 month inspection? How?
  - ◇ Do you have licensed CPAs and Accountants to prepare and double check the owners and tenant statements?  
(We do. See [www.LakesideFG.com](http://www.LakesideFG.com))
- ◇ Do you increase rent every year?
  - ◇ Do you have your own maintenance division?  
(This means they are making money off of maintenance and they have a limited supply of vendors to solve your problem)
  - ◇ Do you upcharge for maintenance?  
(If they own their maintenance, they most certainly do)
  - ◇ Do you show the property to anyone who calls?  
(This is not good as there should be some due diligence prior.)
  - ◇ How long does it take to get my money, once the tenant pays?
  - ◇ How long does it take to review and approve applications?  
(This is key, tenants are looking at multiple properties and will be lost quickly)

**propM** does not charge for any of the  
Above services. Our competitors do!

## Why propM For Homeowners Testimonial

"I would like to pass along a resounding recommendation that propM be considered to stay on as the managers of the property if the sale closes and your client is looking for a third party property manager. We have found propM to be extremely aggressive in raising rents and maximizing the income and value of the property. They are a great firm to partner with in asset management and they know their properties very well.

-Gabe, *multi-plex owner*

"I had been talking about opening a property management division for 5 years, but kept making excuses because the work to get it up and running was daunting. By going with propM I was up and running in less than 4 weeks and profitable. I would recommend propM to any real estate broker looking to build a new revenue source for your brokerage."

- Barry, *Owner of Sandals Realty*



## Why propM For Tenants Testimonial

“I have rented from this company for almost 4 years. I have an amazing, renovated property in a great location. They are quick to respond to any needs or concerns and are always proactive. I also appreciate the communication I have with them. Emails and phone calls are answered quickly and they are always super helpful. I plan on continuing my relationship with this company for a long time to come.”

- Ben, *Tenant*





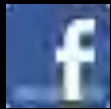
Please contact propM for more information

Or

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Email: [sales@propMHomes.com](mailto:sales@propMHomes.com)

Website: [www.propMHomes.com](http://www.propMHomes.com)



*Additional Resources:*

[What Are The Benefits Of Using A Property Management Company](#)



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