

Properties Plus, LLC

What Sets Us Apart from The Competition:

1. **Excellent Service:** *We have one full time employee for every 23 properties we manage – an unparalleled level of coverage and service.* If you call us, you get a person, not a recording. We are in your property an average of 4-6 times per year, safeguarding its condition. We personally meet with every property owner and prospective tenant, and deal with any tenant issues (delinquent rent, nuisance, or eviction, just to name a few) that may arise in a timely and professional manner.
2. **Competitive Fees:** *We charge the most competitive fees in the industry and we are only paid on a contingency basis.* We charge a **FLAT \$295 leasing fee** and 9% of the gross monthly rent as a management fee. **We deduct our fees out of rents actually collected and do not mark up maintenance.** Beware of management companies offering a “zero” leasing fee, or the 5-6% management fee. Are you sure that they can provide the level of service your home needs? **You get what you pay for, and with us, you will get consistent feedback, excellent service and professional integrity.**
3. **Marketing and Coverage:** Ask yourself, “Does that property management company have what it takes to lease my home?” We staff our showing line 6 days per week and show 7 days a week. We market our properties in every digital media imaginable, from VFlyer, to Craigslist, Rentals.com, BackPage.com, HotPads and over 20 other websites to ensure maximum exposure and traffic. **As a result, we get more showings, more interested prospects, higher rental rates and more occupancy which means more income for you, our owners.**
4. **Experience:** *All 3 of our company owners are seasoned real estate investors and maintenance professionals.* As a result, we can help you better evaluate your situation and decide what course of action is best for your property. We are all licensed agents in the State of Colorado and can evaluate your property’s market value and potential as a rental. We are also RE/MAX Realtors and can help you sell the property with the most powerful marketing tools available, if that is what you choose to do.
5. **Integrity and Professionalism:** We have received zero complaints from the Better Business Bureau and we take pride in our high level of client satisfaction and performance. We strive to make the property owner’s experience with our company a positive and worry-free one. **Selecting a property manager is an important decision, and above all, our job is to make sure that we protect your interests in a professional manner.**

Call us today and 720-939-7837 and we will get you started in the process of leasing your home!