



# SPERRY - ROCKY MOUNTAIN PROPERTY MANAGEMENT

At SPERRY - Rocky Mountain Property Management, we are experts in managing properties and real estate, offering customized solutions for owners, and investors. We are committed to excellent service, and caring for your property as if it were ours.

We never lose site of the bottom line and work hard to make money and save money. Our property and asset managers are specialists in their industry and deliver customized solutions for your unique ownership needs.

## The Benefits Of Using Sperry - Rocky Mountain:

- No hassle management
- Monthly owner statements
- Online Owner Portal Access
- Industry leading marketing tools
- Maintenance request handling including emergencies
- Response to Tenant Requests
- Low vacancy rate
- Low time on market
- Industry specific local knowledge
- Connections with Private lending for you to expand

## What We Do As Your Colorado Property Manager:

- Fill vacancies
- Advertise your rental
- Handle tenant inquiries
- Background and credit investigations
- Application processing
- Lease signing
- Full service repair
- Rent collection
- Accounting
- Coordinate Evictions

**CONTACT US**



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## SERVICES INCLUDED



### MARKETING

- Advertise vacancies
- Tours
- Calls
- Keep abreast of market rates and conditions



### LEASING

- Qualify Tenants background & credit check
- New Tenant Leasing/On-boarding\*
- Tenant Off-boarding\*\*
- Coordination of Evictions
- Renewal & Rent Adjustments
- Keep abreast of laws and codes



### MANAGEMENT & ADMINISTRATION

- Setup Fee
- Rent Collection
- Owner/Tenant Portal
- Accounts Payable including taxes & insurance
- Monthly Financials
- Financial Projections
- Owners reports
- Tenant Relations
- 24/7 Emergencies



### REPAIRS & MAINTENANCE

- Monthly on-site property walk
- Coordinate Annual Preventative Maintenance
- Organize Property Maintenance schedules & repairs
- Organize Seasonal Property Maintenance
- Inspect vacant space



### RENOVATIONS

- Procure estimates
- Project Manage renovation projects



### ASSET MANAGEMENT

- Review asset valuations on a regular basis and recommend strategies to improve returns



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