

We welcome you to Primack-Butler-Stark Property Management. Our Team has been associated with Berkshire Hathaway Home Services Nevada Properties for over 30 years. We offer years of experience in property management to ensure your real estate investment is responsibly managed by utilizing our streamlined process aligned with advanced technology. We offer an array of services to enhance your experience as a real estate investor and homeowner. As we partner to manage your property, we look forward to offering the following services:

Owner Services:

- ✦ Disbursements of owner payments via Direct Deposit or mail, based on preference.
- ✦ Providing monthly and annual cash flow statements.
- ✦ Handling HOA correspondence while working directly with the tenant for remediation.
- ✦ Providing an annual Sight Evaluation Report with photos, an insight of property, and living conditions.
- ✦ Preparing an annual market analysis to compare rent for similar properties in the immediate area prior to lease renewals.
- ✦ In depth tenant screening to include verification of income, background/criminal report, employment history, etc.
- ✦ Coordination of needed repairs and maintenance with vendors and tenants.
- ✦ Partnering with 3rd party eviction services for all needed court proceedings and appearances.

Tenant Management:

- ✦ Electronic reminders of upcoming rental payments via the property management system.
- ✦ Accepting rental payments online with an electronic receipt for payment.
- ✦ 24-hour repairs department to handle emergencies as well as routine property maintenance.
- ✦ Preferred list of licensed and bonded repair vendors, although as an owner you are free to use your own vendors.
- ✦ Schedule and conduct annual lease renewals.
- ✦ Facilitation of the move-out and properly finalizing the tenants' deposits.

Tenant Acquisitions:

- ✦ Proactive advertisement to fill a vacancy.
- ✦ Work with cooperative real estate agencies including the Multiple Listing Service.
- ✦ Conducting due diligence to secure qualified tenants.
- ✦ Establishing relationships with tenants during lease signings and new resident orientations.

3185 Saint Rose Pkwy, Suite 100, Henderson, NV 89052

Office (702) 315-7865 Fax (702) 317-3857

www.Primack.com



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General Pricing Overview

✚ Property Management Fee	10%
✚ Average Leasing Fee (Upon Leasing Signing of a NEW Tenant/Move-In)	\$400
✚ Owners Reserve (Refundable)	\$400
✚ Renewal Fee	\$100

Third-Party Vendors/Affiliates

✚ Average commission paid to cooperative agencies/Realtor	\$300-\$500
✚ Repairs	Based on vendor Cost/pricing

PERKS!

- ✚ No costs for annual sight evaluations with detailed report and photos.
- ✚ No up-charges for maintenance and repairs.
- ✚ Free Tenant Orientation.
- ✚ No management fees during the vacancy period!

We value your trust in our team. We're looking forward to working with you, as we partner to simplify being a property owner. We can always be reached at (702) 315-7865.

Your Primack Butler Stark Property Management Partners,

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Disclaimer: Pricing is subject to change in extenuating circumstances, unique property/location, and fluctuations in market conditions. These prices are based on current market conditions and average properties currently under management.

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