

10 REASONS

to hire
a **Professional**
Property Manager



SOUND INVESTMENTS, INC.
KEYS TO YOUR FINANCIAL SUCCESS

- 1. Setting the right rental rates** - A professional property manager will conduct a thorough market study in order to set a rental price for your property, ensuring that you achieve the perfect balance between maximizing monthly income and maintaining a low vacancy rate.
- 2. Collecting monthly rent payments** - A property manager will have an efficient system in place to effectively collect rent and maintain on-time payments.
- 3. Marketing your property** - A property manager will create compelling content to market your property through various marketing channels including syndicating the rental through all major rental websites.
- 4. Finding the right tenants** - A property manager will be experienced at finding good tenants, and will take care of all the details, including securing all criminal background and security checks, running credit reports, verifying employment, and collecting previous landlord references.
- 5. Managing tenants** - A property manager will manage all aspects of the tenant-landlord relationship. The property manager will handle both routine and emergency maintenance, take care of routine inspections, and manage situations where conflict resolution is required.
- 6. Managing vendor relationships** - A property manager will have relationships with maintenance workers, tradesmen, contractors, suppliers, and vendors. Not only will your property manager get you the best work for the best price, they'll oversee any necessary maintenance projects.
- 7. Ensuring that you are in compliance with housing regulations and property laws** - A property manager will be knowledgeable in applicable laws and regulations to abide by when renting and maintaining your rental property. These include local, state and federal regulations, as well as fair housing regulations (such as the ADA) and rent control laws. A property manager can help you avoid lawsuits by keeping your property up-to-date and in compliance with these regulations.
- 8. Enabling you to invest in geographically distant properties** - By hiring a property manager, you can take advantage of investment deals in any location you wish.
- 9. Maximizing the profitability of your time** - By hiring a property manager, they will be able to take care of the day-to-day aspects of running your income property while you are free to spend your time identifying further investment opportunities or financial goals.
- 10. Maximizing the profitability of your money** - A property manager will charge a percentage of your property's monthly rental rate in exchange for their services. The rate typically runs less than the money you save by taking care of your property yourself.

About Us: Sound Investments Property Management Services brings a holistic approach to our property management services. Our local expertise, broad real estate experience and extensive knowledge of our communities brings a unique approach to helping our clients achieve their real estate goals. Our clients range from new investors just purchasing their first investment property, to experienced investors with over 30 years of experience owning rental properties.

What We Do: We are devoted to taking the work and stress of managing properties out of our client's hands. We handle the tenants, so our clients can live their lives and are not burdened by landlord responsibilities.