



Asset Management include:

Oaknut Property Management's asset management service goes beyond traditional property management to maximize the value of your real estate investments. We oversee capital projects and facility operations, directing strategic initiatives to enhance your investment's performance and value. With our expertise and proactive approach, we ensure that your properties achieve their full potential.

- **Management Fees** - 15-20% gross rental revenue
 - Includes:
 - Resident Portal - Online rental payments and maintenance portal
 - Owner Portal - transparency to finances and open maintenance tickets
 - Tenant Procurement, placement and relations
- **Tenant Relations** - **additional fees may apply, see below*
 - Rent Collection
 - Handling complaints, Maintenance requests & Emergency situations
 - Annual inspections
 - Lease management
 - Setting, collecting and adjusting rents
 - 24hr on call **additional fees may apply, see below*
 - Pre-move out inspection, to ensure rentability upon move out
 - Evictions
 - Rent collection & deposit into landlord account
- **Additional Fees:**
 - Lease Renewal - 25% of one months rent for renewal



- Tenant Procurement – 40% of first months rent for a new lease
 - Marketing unit
 - Tenant application & Screening
 - Credit & background check, including evictions
 - References – employment and past landlords
 - Income 3x rental amount
 - Identity verification
- If property is vacant for a long period of time a \$200 fee will be charged for us to check on the property
- Estimate Collection, meeting contractors, inspectors or insurance adjusters etc. – \$55/hr, 1 hr minimum charge
- Non-Eviction Related Court Representations/Hearings & Insurance claims/inspections/paperwork – \$55/hr, 1 hr minimum charge, landlord pays legal fees.
- After Hours Emergency Calls that involve unlocking doors, On site assessments and coordination of Multiple Vendors – \$75/hr, 1 hr minimum charge
 - Tenant lock out – \$50/occurrence, this can be passed to the tenant
- General Maintenance – \$55/hr, 1 hr minimum charge
- Financial Management – bookkeeping for the property, Accounts Payable and budget management. Pricing for this is on a case by case scenario.

Capital Project Planning

- We assist in the detailed planning and scheduling of major capital projects, ensuring timely and cost-effective completion.
- Our expertise includes long-term project planning for significant repairs and replacements, such as roofing, HVAC systems, and structural renovations every 20 years or as needed.



- We provide comprehensive assessments and prioritize projects based on the property's needs and financial health.
- Our team collaborates with contractors and vendors to obtain accurate estimates and manage project timelines effectively.
- We ensure compliance with all relevant regulations and standards to avoid potential legal issues and ensure the longevity of your assets.

Property Reserve

- We help you establish and maintain a property reserve fund to cover the costs of future capital projects and unexpected repairs.
- Our approach includes a thorough analysis of your property's condition and forecasting future maintenance and replacement needs.
- We develop a customized reserve plan that aligns with your financial goals and property management strategy.
- Regular reviews and adjustments are made to the reserve fund to accommodate changes in the property's condition and market trends.
- By putting money aside in a structured reserve fund, we help mitigate financial risks and ensure the availability of funds when needed, maintaining the property's value and functionality.