



Modern Property Management, Inc.

Property Management • Rentals • 24/7 Maintenance • Remodeling • Real Estate Sales

It's Raining Property Managers!

As the real estate market cools, many real estate brokers attempt to recoup their lost income by becoming "property managers."

Even some of the national investment consultant firms are re-inventing themselves as property management professionals, despite lack of experience in the profession. They are coming to town to do things "right" – nice spin.

It doesn't take much to hang out a shingle advertising property management services. It is another thing to reliably and economically supply those services. Successful property management isn't that easy!

To do it right, you need professional accounting, Yardi software, 24/7 maintenance, leasing, marketing, property champions, collections, courtroom attendance, tenant screening, owner liaison and hard-won processes and procedures covering operations, sales and budgeting. You need dedicated, knowledgeable staff who aren't spread too thin to be effective. Good property management is a low-margin, high-efficiency operation.

A good property manager can't do magic with an utterly bad investment, but we can optimize an investment to produce all that it can.

Modern Property Management, Inc. has emerged as one of Lexington-Fayette County's premier management companies by doing the right job the right way, making a science out of the art, and developing business divisions within the company to provide needed services to clients at prices 30 percent below most contractors -- services such as plumbing, HVAC, janitorial, apartment rehab, carpet cleaning, flooring installation and pest control. We are a full-service, turn-key provider of property management services, A to Z.

See some of our staff on the next page! We would be pleased to offer you an analysis of your property and a quote for management.

Best regards,

Tim Scott
President

PS If you already have property management, please view this as informational only, not a solicitation.

