



Mission Property Group
1124 Nipomo St., Suite C
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Real Estate Management Pricing

Platinum: Platinum Management is our premier full service management package. The Platinum option provides our clients with unparalleled management features to include tenant placement, turnover management, rent collections, bill payment, accounting, and regular inspections. This management package will ensure your investment is thoroughly inspected twice a year and driven by no less than four times a year. Each inspection will be followed up with a detailed inspection review and corrective actions requests.

Gold: Gold Management is our tier two management service. This offers a very similar experience to the above Platinum service with a slightly lower monthly commission. There is a leasing fee between 40-90% of the contracted rent amount. Gold members will receive a 10% discount on leasing services as well as a \$35.00/Hr rate for non pre-arranged management services.

Silver: Our Silver management package is designed for someone who would like to have their units rented, the phone calls handled, and rents collected. This service does not offer bill pay, or other management activities. Services above the listed items are billed at an hourly rate, or a pre-negotiated amount. This package offers a lower monthly management percentage, but will not cover many of the typical maintenance requests.

Management Unit Pricing:

	1-5 Units	6-10 Units	11 + Units
Platinum:	9 %	7.5 %	6 %
Gold:	8 %	6.5 %	5.5 %
Silver:	7 %	5.5 %	4.75 %

Additional Fee Structure:

- Turnover Fees for non-contracted clients/units are charged at \$50/Hr.
- Placement Fees range between 50-100 % of contracted rent value. The percentage charged depends on the area of the central coast where your property is located.
- Non-commission oriented management is available with a retainer.
- Construction Management is available at a rate of \$50.00/Hr.



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Description of available Management services follow:

1. **Full service tenant placement services.** We re-adjust your rents to market rents, manage exiting tenant, and place a thoroughly checked new tenant. Tenant placement is included in the Platinum & Silver levels of service.
2. **Turnover management:** We inspect the property which is being vacated and manage any necessary repairs with our cost-effective maintenance crew. (This does not include construction management.)
3. **Inspections:** We will perform a property inspection of condition, follow up on any tenant issues, and recommend and schedule any follow up maintenance. Inspection summary reports and digital pictures are available digitally after each inspection and will remain in our files for owner's review. Inspection schedules can be from every three months to yearly. Platinum Management includes inspections every 6 months. Additional inspections available at extra cost.**
4. **Drive by Inspections:** We perform regular drive bys of properties in the Platinum package at minimum of every 3 months. Additional drive bys are performed on a regular basis when management is in the area. Management will follow up with tenant and maintenance issues on an as needed basis dependent on findings. Drive by reports and pictures are available upon request.
5. **Maintenance:** Our highly trained management and maintenance staff are available to assist in you maintenance needs. As part of this service, we will manage any project less than two weeks in duration. Additional management services are available at additional cost for longer duration projects. **
6. **Rent Collection:** Our highly trained staff will be very attentive in collecting your rents to make sure you get your money in a timely manner as well as make sure your tenants to not fall behind on their obligations.
7. **Bill Paying and accounting service:** We can arrange to pay your property related bills from maintenance and mortgages through property taxes and utility bills. **
8. **Advertisement:** Packages that include advertising will include advertising available units on our web page and other highly productive on-line services. ** Print ads are available at an extra cost.

**** Indicated services which are available for a fee. Many of these services are included in certain packages.****