



Property Management Rental Leasing



EST. 2011

www.cfrmanage.com



We are a full-service property management company serving Landlord's throughout Central Florida. Partnering with our unique brokerage can add value to your rentals which leads to less vacancies, better landlord representation, and increased cash flow

Why Choose Us:

- Established in 2011
- Family-owned
- Owners own rental portfolio and we treat your rental property(s) as if it our own
- Trusted service - when you contact us, you always get a helpful team member ready to assist you

Better Renewal Conversion:

- 2022 - 8.2% % average rent increase
- 2021 - 6.4% average rent increase
- 85% of tenants renew for another term at an increased rental rate
- Tenant stays with us for 3 years (avg.)

Quicker Leasing:

- 18 days (avg.) to find a new tenant
- Online application and screening process so tenant can pay rent and move in quickly and efficiently

Testimonials:

(5 stars on google)

Lawrence Reisch Family Trust, 6 years
Janet Hobbins, 9 years
Xiao Han, 11 years
Luis Guerrero, 11 years

Access to Top Vendors:

- All vendors are licensed and insured
- No upcharge on vendor invoices
- Access to lower pricing and faster response times
- Over 30 specialized and trusted vendors that provide warranties

Detailed Rental Analysis:

- Detailed rental analysis of current and recently leased properties that are similar to the subject property
- In depth due diligence to determine the optimal market rent for your unique property
- Easy access to property financials at any time. We believe in an "open book" records policy

Full Inspections & Security Deposit Claims:

- Other management company's hire 3rd party inspection companies to do inspection. We conduct inspections ourselves!
- Transparent about any damages caused by tenant negligence
- Manage the entire security deposit claim process so you don't have to

Proper Vetting & Screening Tenants:

- All tenants are screened for income, background credit, rental history and employment
All Tenant's require Renter's Insurance with a minimum personal coverage of \$100,000

SELECTING A PROPERTY MANAGER THAT MANAGES YOUR INVESTMENT AS IF IT WAS THEIR OWN IS OUR GUIDING PRINCIPAL.

ABOUT US

Central Florida Realty Management is comprised of a team who seeks to establish a long-term relationship with its clients and each other built on trust and fulfillment. We are ethical individuals and never compromise our integrity or professionalism. We are proficient in the market and render our services with pride to our clients which allows us to grow and remain successful. We recognize that every client matters and deserves an expert in their corner when conducting a real estate transaction. Our hope is that you would allow us the opportunity to help you, and that your experience would be shared with others.

OUR SERVICE

The services of a dedicated, professional Central Florida, property manager, are a phone call away at Central Florida Realty Management. Consider hiring our company to operate the investment on your behalf. With little hassle to you, our experienced team of professionals can make your property profitable, attracting long-term tenants.

We respond quickly whenever there's a necessary repair, a vacancy to be filled, or any other matter that requires prompt attention. Our maintenance partners work closely with us, so there's no need for a middleman when caring for your property. As a result, we're able to maximize your profits. We offer our comprehensive services at competitive rates.

When you hire us to manage your investment, we select reliable tenants that pass background checks. We process and renew all leases, enforcing each binding contract. We seek to establish lasting relationships with our tenants, so your investment will reliably generate income. Whether you own a single rental property or a small apartment complex, we have the skills needed for the job. At Central Florida Realty Management, we take pride in our service and customer care. If you're looking for the right Central Florida property manager to oversee your building, call the staff at Central Florida Realty Management today. You'll be glad you did.

Central Florida – Recent Projects



311 on the Space Coast Apartments
Titusville, FL

9 Units | 72% increase in market rent
Start Date: July 2021 \$625/mo avg. rent
Currently: \$1,075/mo avg. rent
(leasing) ADOM: 14 days



Newport on the Halifax River Condos
Daytona Beach, FL

19 Units | 40% increase in market rent
Start Date: Nov 2016 \$695/mo avg. rent
Sold By Owner: Jan 2021 \$1,150/mo avg. rent
(leasing) ADOM: 20 days

PROPERTY MANAGEMENT INVESTMENT SERVICES

Leasing. Our leasing process includes:

- Rent Ready Inspection of the Unit
- Comparable Rental Market Analysis
- Unit Photographs and 3D virtual walk-through renderings
- High Visibility Marketing
- Application Review and Processing
- National Criminal Background Check
- Rental and Employment Verification
- Lease Preparation

Management. Our monthly management / day to day process includes:

- Online Accounting and Communication Portal
- Maintenance Management
- Move Out Inspection
- Vendor Management
- Account Management
- Direct Deposit of Net Rental Income after management fees
- Preparation of Owner Statements
- Annual Statements for Tax Preparations
- Collection of Rent and Delinquent Tenant Processing

Renewals. We work very hard during the lease term to provide excellent customer service to the tenants which provides a greater opportunity and rental increase come lease renewal time.

Our renewal process includes:

- Pre-Renewal Inspection with Photos
 - Comparable Rental Market Analysis
 - Lease Preparation
 - Lease Execution Coordination
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MARKETING

Free Comparative Rental Market Analysis. Prior to a renewal or vacant unit being marketed we assess the market directly surrounding your unit and current rental rates. We use this data along with knowledge of your units condition and finishes to determine the go to market or renewal pricing. We also take in to consideration the tenancy period and current rental amount of your tenant. Our goal is to be keep your units rental amount as close to market as possible.

Marketing. How your unit looks determines how quickly it will be rented. We take good quality photos of your unit, complete a Comparable Rental Market Analysis, establish a rental amount with your input and push this to the internet and various rental websites to provide maximum exposure and a short vacancy period.

Rental Listing Sites:

Stellar MLS

Zillow

Trulia

Realtor.com

Hotpads

Apartments.com

Craigslist

Facebook Marketplace

And Much More

For Information visit our website at www.cfrmanage.com

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