

Case Study: Out of State Investor

Why Hire UPM

Low cost + efficiency
= High ROI

Accessibility and follow
through

Timely reporting and
residual payments

NO incremental or
hidden fees



Client Scenario

When this California-based investor contacted UPM, the existing property management company had virtually abandoned its client responsibilities.

The tenants were months behind in rent payments, no security deposit had been collected, there was no information or support forthcoming from the property manager, and the owner had no idea about the condition of the property.

UPM Solution

UPM worked with the client to transfer management responsibilities from the current management company per the established agreement. We took proper steps to either acquire the past-due rent or evict the tenants. Upon departure of the renters the condition of the property was assessed and reported to the owner, along with photos and recommendations for preparing it to re-rent.

Thereafter, UPM managed all aspects of property reparations and marketing. While the repairs were substantial the property was ready to rent within a month. The owner received regular progress reports and all original invoices for their records. It was rented within five weeks during the slowest season of the year. Both tenant security and pet deposits were collected.

Results

The investor/owner now receives timely rent payments from tenants who take proper care of the property. They also receive monthly statements along with quick turnaround for any other information requests, so they are as informed as they need to be at any time.

The bottom line is the property has been transformed from a financial liability to the sound revenue stream it was intended to be.

I have experienced nothing but the best from Ultimate Property Management and really think they have earned a 10 out of 10 rating; A+ in my book. They consistently get market rates or better, and the service is unbelievable. They are the best!
--Mark, Idaho

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