



HASSLE-FREE OWNERSHIP WITHOUT THE WORRIES

Alarca Property Management caters specifically to the needs of investors and property owners who don't want to (or can't) manage their properties themselves. We handle every aspect of managing your home with great attention to managing your costs and maximizing your revenue. As property owners ourselves you can rest assured that we're managing your property as if it were our own.

Why choose Alarca Property Management

- We exclusively manage residential properties in the Charlotte to Mooresville, NC areas
- Our vacancies average less than 5% of total units under management. Why don't you see 15-20 or more properties advertised on our website? **Because we keep our properties rented!**
- We provide 100% visibility into your property's performance via 24/7 web access to your accounts. You can instantly see rents collected, work-orders requested, actual invoices from contractors etc. You'll never be surprised at month-end when you get your management statement and rent check.
- We don't hold any of your money in a maintenance reserve account. 100% of the funds in your account are disbursed to you each month.
- We don't have any hidden profits from an internal maintenance department. All of our maintenance is performed by external maintenance contractors through negotiated rates. We have every incentive to keep your costs low and our profits are 100% transparent (10% of the maintenance cost). We don't have to absorb the costs of a separate maintenance company, accounting, tax returns, payroll etc, so your costs are absolutely as low as possible.
- We do not charge any eviction fees. In the rare case where your tenant needs to be evicted (less than 5% of our tenants ever get filed), we charge you zero eviction fees. The tenant pays all court costs and attorney costs.
- We don't charge any account setup fee.
- We don't charge any flat monthly accounting fee. If no rent is collected and no work is performed on the home, then we collect no fee.
- Our office is open until 6:00pm M-F to better serve potential tenants.
- We put utilities in the company's name when your home is vacant. You don't need to worry about paying these bills. We don't charge a fee for this service or for managing landscaping while your home is vacant.
- We don't charge you an extra marketing fee when your unit is being marketed for rent.

- We use our own lease compliant with NC law that adds extra protection** for property owners through separate addendums to address repairs, drug-free housing, HOA costs, etc.
- All of our properties with rents over \$1,000 are co-brokered with the 7,000+ Realtors© in the Greater Charlotte Area and pay them generous commissions for bringing a tenant. This is at no cost to you.
- We provide Error and Omissions (E&O) insurance that covers all of our managed properties at no cost to you.
- We can manage a renovation or turnover at the lowest possible cost. Our owner has purchased over 80 homes in Charlotte since 2005 and has forged beneficial relationships with all trade types.
- We pride ourselves on creating and using internal processes and procedures to ensure that we're providing the best possible service and value to our clients and tenants.
- We utilize our backgrounds in engineering and financial management and analysis to identify and monitor key metrics in each area of our business. This ensures that each area of our business runs efficiently and provides the best value to our clients.
- If you want to sell your home at some point in the future, we provide discounted agency fees to our Property Management Clients.
- We're not too big to provide personal service to our clients or tenants. Your property manager will know your properties and tenants and be able to speak about them with personal knowledge.
- We are constantly and consistently improving our systems and processes to provide world-class service and value.

In summary, we work every day to provide the best possible service and value to our clients. We've grown almost exclusively through referrals from current clients. We go to sleep each night knowing that we've done the best that we can and that we've made decisions on every property as if we've owned them ourselves.

We're certain that we can add you to our list of extremely satisfied customers.

Please call Bob Abbott or our office at 704-900-3354 with any additional questions or to get more information.

*In the extremely rare case of an appeal, you would be responsible for any attorney's fees above and beyond the tenant's security deposit.

**Compared to the standard NC Realtor lease.