



**INTER**  
P R O P E R T I E S

**Maximizing Your Rental Income,  
Minimizing Your Hassles.**

## You Have Questions...

What should I do when my tenant is late or needs to pay rent?

Who will be available to answer the phone during nighttime emergencies?

How well do I understand tenant laws in my city, county, and state?

What is the most effective way to market my property?

How can I ensure proper maintenance and timely repairs for my property?

## “Effortless” Rental Management Made Possible.

Navigating the challenges of rental property ownership can be overwhelming, but with Inter Properties Management, it doesn't have to be. We offer comprehensive, tailored solutions to meet the unique needs of landlords and investors.

### Our Expert Services Include the following:

- Comprehensive Property Management Solutions
- Strategic Marketing for Maximum Exposure
- Rigorous Tenant Screening for Your Peace of Mind
- Timely Maintenance and Repair Coordination
- Professional Leasing and Lease Renewal Services
- Efficient Rent Collection and Processing
- Eviction Management and Support
- Transparent Financial Reporting for Easy Tracking

# Landlord-Focused Management Services **You Can Rely On.**



# VALUES THAT DRIVE US.

We believe in values-based leadership and are always looking for new ways to give back. Our team is made up of passionate experts from all over the world, constantly innovating and evolving to meet the ever-changing needs of our clients.



01

## Human Connection

Building relationships is at the heart of what we do. We understand that strong relationships are essential to success in any business.

02

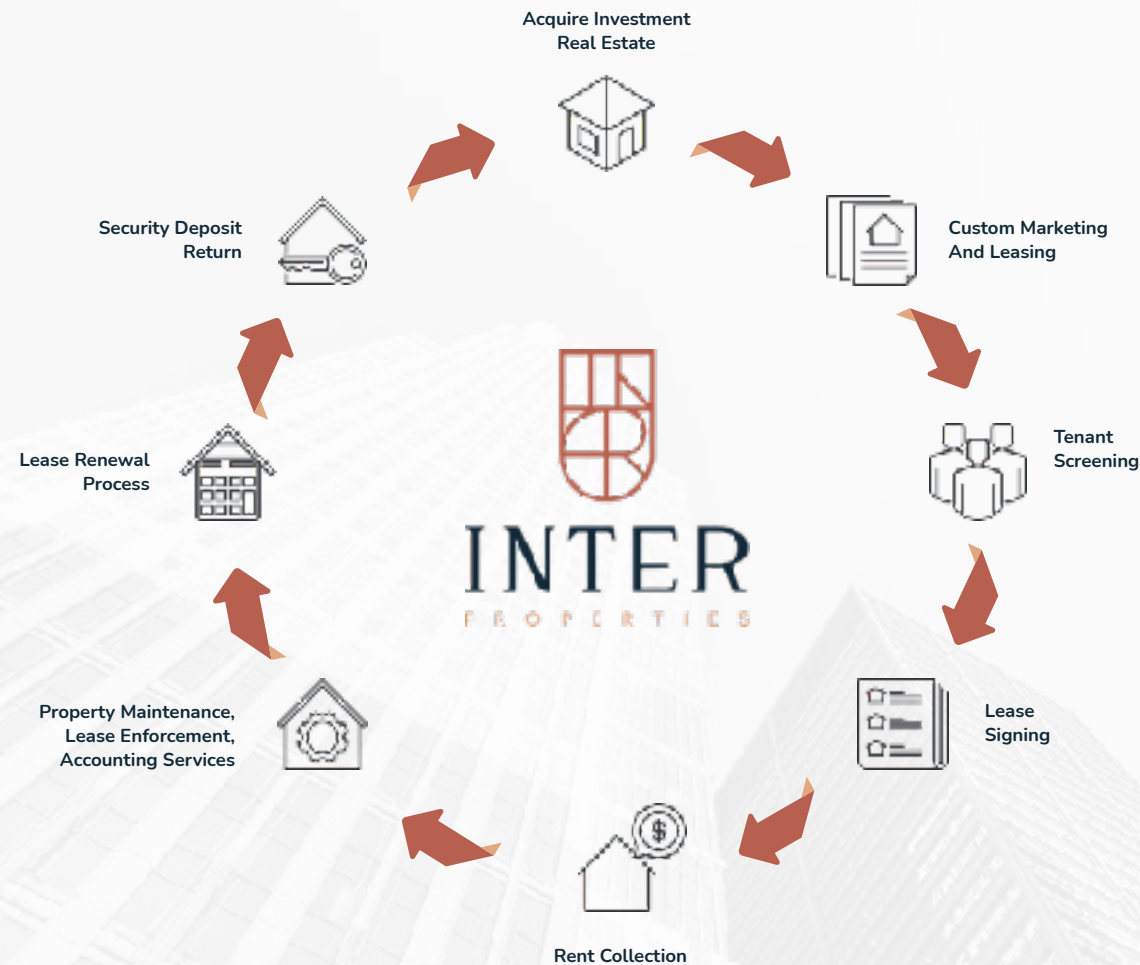
## Responsibility

We feel it is our responsibility to make a positive impact on the world around us, and we are passionate about making a difference.



# FULL-SERVICE PROPERTY MANAGEMENT

As a comprehensive property management company, our dedicated team takes pride in expertly handling every aspect of managing your rental properties, ensuring a seamless and stress-free experience for you.







## MARKETING & LEASING STRATEGY

# “POWER MARKETING” DELIVERS RESULTS.

## What Is Power Marketing?

Inter Properties Management takes a multi-faceted approach to market your rental property, ensuring maximum exposure and attracting the right tenants.

By featuring your property on over 40 prominent listing websites, we cast a wide net to reach potential renters actively searching for their next home.

Our direct email campaigns target top agents and brokers, leveraging their expertise and connections to expand your property's reach further.

Additionally, we harness the power of social media ads, employing targeted campaigns that captivate prospective tenants and showcase your property's best features.

## Lease Rate Optimization.

Optimizing lease pricing and rates is crucial for maximizing your rental income and ensuring your property remains competitive.

At Inter Properties Management, we carefully analyze local market trends, rental demands, and comparable properties to determine the ideal lease pricing for your investment.

## What You Get:

- Achieve optimal rental value for your property.
- Access 40,000+ Illinois Realtor® Agents via MLS.
- Boost visibility with 50+ syndicated listing websites.
- Gain insights on current market trends.
- Conduct tenant screening and arrange showings.
- Calculate monthly cash flow from rental income.

## Our Comprehensive Tenant Screening Covers:

### **Income & employment verification for financial stability:**

We verify income and employment history to make exclusive rental recommendations tailored to your property.

### **Detailed credit report, including credit score:**

The credit report features income, assets, past due amounts, credit score analysis, account summaries, and payment history breakdowns.

### **In-depth background checks and identity verification:**

We cross-reference Most Wanted Databases, the National Sex Offender Registry, the US Treasury Office of Foreign Asset Control (OFAC), and state-specific criminal records to ensure a safe community.

At IPM, we implement a rigorous tenant screening process that seamlessly blends personalized attention with cutting-edge data search technology.

We aim to keep undesirable tenants at bay while attracting dependable, long-term residents.

- Comprehensive
- Tenant Screening through Credit Bureaus
- Instantly generated, insightful reports
- Property-level tailored recommendations
- Hassle-free for applicants – no email, computer, or internet connection needed, unlike essential screening services

**Free Property Audit: Call [\(888\) 276 6050](tel:8882766050)**



**START WITH  
COMPREHENSIVE  
TENANT SCREENING**

# RENT COLLECTION

Are you looking for a hassle-free rent payment system and management?

Here are the top benefits you can enjoy when you work with us:

1. **Guaranteed Timely Rent Payments:** You no longer have to worry about chasing down rent payments as a landlord. We take care of everything and ensure that you receive your payments on time, every time. This gives you peace of mind and makes budgeting easier.
2. **Convenient Payment Options:** We understand that everyone has different payment preferences. That's why we offer various payment options to ensure tenants can pay their rent on time.
3. **Online Portal Access:** You can use our secure online payment portal, which accepts ACH and credit card payments. You can also set up a recurring monthly payment so that your tenants always remember to pay their rent.
4. **Improved Budgeting:** With our recurring payment option, you can budget more effectively and avoid late fees or penalties from tenants.
5. **Exceptional Tenant Experience:** Our goal is to provide a positive renting experience. By taking care of the rent payment process, we free up your time and energy to focus on other things.
6. **Increased Security:** Our online payment portal is secure and protects tenants' personal and financial information.

# MAINTENANCE & REPAIRS



At Inter Properties, we understand the importance of maintaining your property in top condition. That's why we offer a comprehensive maintenance program that provides a key advantage for landlords.

Here are the top benefits our clients receive:

1. **Efficient Repairs:** Our in-house maintenance program handles approximately 90% of repair issues quickly and efficiently.
2. **Expert Team:** Our team of maintenance professionals is skilled and experienced, with a strong focus on customer service. They work diligently to ensure that repairs are completed to the highest standards and that your tenants are satisfied with the results.
3. **Extensive Network:** For anything we don't handle in-house, we work with an extensive network of licensed and insured vendors carefully vetted to ensure the highest quality work at fair prices.
4. **Cost-Effective:** By handling most repair issues in-house and working with our trusted network of vendors, we can provide cost-effective solutions that save you money over the long term. Property maintenance can be a significant expense, so we strive to provide the best value for our clients.
5. **Peace of Mind:** With our maintenance program, you can rest assured that your property is in good hands. We take care of everything, from minor repairs to major renovations so that you can focus on other aspects of your business.

See a complete list of services on pages 13-14.





# EVICTON HANDLING

At Inter Properties Management, we understand landlords' challenges when dealing with delinquent tenants.

That's why we offer a comprehensive and effective solution to these situations.

## Here's What Sets Us Apart:

- **Personalized Communication:** Our agents work diligently to resolve delinquencies with personalized communication via call, email, or text. We prioritize resolving matters outside of court by offering payment plans or written warnings for non-payment-related issues.



Need Eviction Help: Call [\(888\) 276 6050](tel:8882766050)

- **Comprehensive Process:** Our process ensures that laws are followed, tenant rights are not violated, and law enforcement is involved if necessary. We serve appropriate notice, including 5-day, 10-day, and 30-day notices. We also offer cash-for-keys or alternative solutions to mitigate negative repercussions for all parties involved.
- **Experienced Attorneys:** If the matter escalates and legal action is necessary, our experienced attorneys will handle everything for you. We navigate Illinois's complex and cumbersome legal system on your behalf so you never have to take time out of your busy schedule.
- **Peace of Mind:** With our comprehensive process and experienced team, you can rest assured that your interests are protected. We handle everything for you so that you can focus on other aspects of your business.

# FINANCIAL REPORTING



## Secure Cloud Portal & On-Demand Reporting

We offer a secure online portal that provides easy access to all the information you need anytime.

Here are the top benefits of our online portal:

1. **Detailed Financial Reports:** We send you detailed monthly financial reports that break down your property's income and expenses. This helps you stay informed about your property's financial performance and make informed decisions.
2. **Electronic Payments:** With our online portal, you can send or receive payments electronically, saving you time and hassle. You can quickly transfer funds or pay bills with just a few clicks.
3. **Variety of Reports:** Our online portal provides access to various reports at any time so that you can stay informed about every aspect of your property's performance. This includes rent roll reports, vacancy reports, and maintenance reports.
4. **Access to Documents:** From the online portal, you can also access essential documents related to your property, such as lease agreements, tenant applications, and vendor contracts. This makes it easy to keep all your property-related documents organized and easily accessible.
5. **Direct Deposits:** We electronically send the owner proceeds to your bank account every month, concluding the accounting cycle. This ensures that you receive your payments quickly and efficiently.

# TRANSPARENT & PERFORMANCE-BASED FEES



## PROPERTY MANAGEMENT

**5%-12%**  
Of Gross Rental Revenue

Our monthly management fees range between 5% to 12% of gross rental revenue for single-family homes and condos including multi-unit dwellings. They vary based on the amount and location of units we have to manage.



## SHORT-TERM RENTAL

**15%-23%**  
Of Gross Rental Revenue

Fees include all third-party fees like payment processing charges, yearly professional photos, optimized marketing, 24/7 guest management and communication, maintenance inspections, financial reporting, and more.



## HOME WATCH

**\$149.00 - \$250.00 / Month**

We make it simple and do not offer any long-term contracts. You will get a bill at the end of each service month and have the option to cancel at any time



# HOME REPAIR SERVICES

**Don't let home repair worries hold you back any longer!**

At Inter Properties Management, we understand the importance of keeping your property in excellent condition. That's why we proudly offer top-notch Home Repair Services for landlords and investors like you.



## PAINTING

Our painting services include both interior and exterior painting. We use high-quality paints and finishes to ensure a professional, long-lasting result.



## FLOORING

We offer various flooring options, including hardwood, laminate, tile, and carpet. Our experts can help you choose the best flooring solution for your needs and budget.



## CLEANING

Our cleaning services include both residential and commercial cleaning. We use eco-friendly cleaning products and state-of-the-art equipment to ensure a thorough, deep clean.



## LANDSCAPING

Our landscaping services include lawn maintenance, design, and installation. We can create a beautiful, functional outdoor space that meets your needs and preferences.



## HOME REPAIR

Our home repair services cover many repairs, from fixing leaky faucets to repairing drywall. Our team of experts can handle any repair job, big or small.



# HOME REPAIR SERVICES

- ✓ Plumbing repairs
- ✓ Electrical repairs
- ✓ HVAC repairs
- ✓ Drywall repairs
- ✓ Painting and wall finish repairs
- ✓ Door and window repairs
- ✓ Chimney and fireplace repairs
- ✓ Water damage restoration and repair
- ✓ Bathroom and kitchen remodeling.
- ✓ Tuckpointing, brickwork, concrete work.
- ✓ Deck and patio repairs
- ✓ Fence and gate repairs
- ✓ Garage door repairs
- ✓ Cabinet and countertop repairs
- ✓ Appliance repairs
- ✓ Flooring repairs
- ✓ Roof and gutter repairs
- ✓ Insulation and weatherproofing repairs





# LANDSCAPING

- ✓ Lawn mowing, edging and trimming
- ✓ Tree and shrub pruning, trimming, and removal
- ✓ Planting and transplanting trees, shrubs, flowers, and other plants
- ✓ Mulching and soil amendment
- ✓ Fertilization and weed control
- ✓ Irrigation system installation, repair, and maintenance
- ✓ Landscape design and installation
- ✓ Hardscape installation, such as patios, walkways, and retaining walls
- ✓ Landscape lighting installation and maintenance
- ✓ Seasonal clean-up, such as leaf removal and snow removal
- ✓ Water feature installation, such as fountains or ponds
- ✓ Garden bed installation and maintenance
- ✓ Landscape renovation and restoration
- ✓ Drainage system installation and maintenance
- ✓ Outdoor living space design and installation include outdoor kitchens and fire pits.







# POST **TENANT** REPAIRS

- ✓ Patching and painting walls, ceilings, and trim.
- ✓ Replacing damaged or missing hardware, such as door knobs, locks, and hinges.
- ✓ Repairing or replacing damaged flooring, such as carpet, hardwood, or tile.
- ✓ Fixing holes or damage to walls, doors, and windows.
- ✓ Replacing damaged blinds, shades, or curtains.
- ✓ Repairing or replacing damaged appliances, such as refrigerators, ovens, or dishwashers.
- ✓ Fixing plumbing issues, such as leaky faucets or toilets.
- ✓ Repairing or replacing damaged cabinets, countertops, or vanities.
- ✓ Fixing electrical issues, such as faulty outlets or switches.
- ✓ Replacing or repairing damaged lighting fixtures, such as lamps, chandeliers, or ceiling fans.
- ✓ Cleaning or replacing dirty or damaged air filters, vents, or ducts.
- ✓ Repairing or replacing damaged screens or storm doors.
- ✓ Fixing or replacing damaged baseboards, moldings, or trim work.
- ✓ Removing any debris or trash left behind by the tenant.
- ✓ Inspecting the property thoroughly for any other damage or issues that need to be addressed before the next tenant moves in.



“Our Team Is Here To Become  
Your Trusted Partner And  
Help You Achieve Your  
Investment Goals.”

*Sincerley,*

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*Konstantin Shelegeda, CEO*

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