

Get your free rental estimate and start
finding your next tenant

1. Property Marketing & Advertising
2. Expert Leasing Services
3. Guaranteed Rent Collection & Financial Management
4. Property Maintenance & Upkeep
5. Tenant Relations & Retention
6. Legal Compliance & Risk Management

OUR MAIN GOALS:

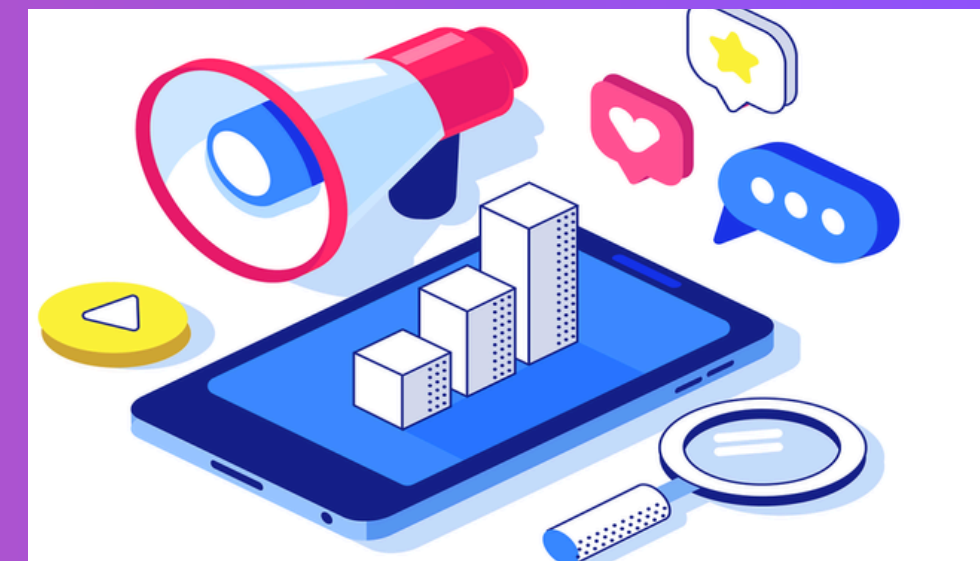
PROTECT YOUR INVESTMENT

MAXIMIZE YOUR RETURN



Attracting the Right Tenants, Fast

1. Joint venture construction company to make your property ready, if needed.
2. Expert pricing guided by comprehensive market analysis and supply-demand trends to maximize rental income and occupancy rate.
3. Market your property everywhere: listings on 30+ rental sites (Zillow, Trulia, Redfin, and more) for maximum exposure.
4. Targeted strategies across digital platforms, social media, and top listing services.
5. Stunning listings with pro photos, immersive 3D videos, and compelling descriptions.
6. Professional tenant placement: expert handling of inquiries and property showings.



Screened Tenants, Risk-free e-lease

1. Online lease application with thorough tenant screening, including background checks, credit evaluations, rental history, landlord references, and rental risk analysis.
2. Negotiate, bring prospective tenant to an agreement like concession.
3. Legally compliant lease agreements and applications, along with all related practices to meet local and national regulations.
4. Custom lease clauses to protect owners, including late fee, use, HOA restrictions and renter's insurance, Pet Policy.
5. Digital leasing for a streamlined, paperless process.
6. Move-in and move-out inspections to avoid disputes.
7. Resident Benefits Package (RBP)



Guaranteed Cash Flow, No Headaches

Focused on maximizing income, preserving property value, and maintaining strict cost control through strategic financial management:

- **Revenue Growth:** Drive additional income through targeted capital improvements and streamlined operational efficiency.
- **Expense Oversight:** Manage the disbursement and accurate allocation of costs with proactive budget tracking and variance analysis.
- **Comprehensive Financial Reporting:** Provide owners with detailed financial packages including rent rolls, delinquency reports, and operational statements.
- **Trust Accounting & Compliance:** Utilize trust fund accounting systems to ensure compliance, transparency, and preparation of year-end tax documentation.
- **Real-Time Owner Access:** Offer an Owner Portal with 24/7 access to up-to-date financial records and property performance insights.



PROACTIVE MAINTENANCE

**Your Property
Our Priority**

Keeping Your Property Pristine

We're a local company with a dedicated in-house maintenance team, delivering fast, reliable service you can count on. Our property management services include:

- Operating budget and cash reserves managed for stability. Maintenance reports track all activity and costs.
- Tenant Portal – Easy access for maintenance requests and real-time status updates.
- Routine Maintenance – Ensures property standards are upheld and compliance is maintained.
- Corrective Maintenance – Prompt coordination of repairs and emergency services.
- Preventive Maintenance – Scheduled inspections and upkeep, such as AC filter replacements and pipe checks before winter.
- Cost-Effective Repairs – Handled efficiently by our experienced in-house maintenance team.
- Environmental considerations and full compliance with OSHA standards.



Building Relationships That Last

VACANCIES AND TENANT TURNOVER CAN BE COSTLY. WHICH IS WHY WE HAVE POLICIES AND PRACTICES IN PLACE TO KEEP TENANTS SATISFIED AND LONG-TERM. THESE INCLUDE:

1. Fast responses to tenant needs through the Tenant Portal and our in-house maintenance team.
2. A positive atmosphere with a Resident Benefits Package (RBP) helps improve retention, supported by fully automated processes. Lease renewals are smooth, with smart and efficient negotiations.
3. Additional perks like online rent payments, flexible lease options, and a resident referral program make the tenant experience even more enjoyable. Regular property upgrades and community engagement help create a place tenants are proud to call home.



LEGAL & RISK MANAGEMENT

Your Property
Our Priority

Our goal is to minimize your risk

- Full compliance with housing laws and regulations, supported by proactive monitoring of legal updates to stay ahead of changes.
- **Owner Protection Plan**
 - Guaranteed Rent – Get paid on time, every time, even if the tenant doesn't
 - Eviction Protection – We handle the process and cover legal costs if needed
 - Property Protection – Coverage for accidental tenant damage
- Accurate and organized record-keeping for accounting, taxation, and all tenant communications.
- Proactive risk management, including early identification of potential issues, preventive measures, and strategic plans to control, transfer, or retain risk as appropriate.
- Comprehensive insurance coverage, including required renter's or commercial policies, with consideration for additional protections such as fire and extended coverage, business interruption, liability etc.
- We enforce rules and handle issues—including evictions—swiftly and professionally.



WHY CHOOSE LAKESHORE ASSET?

Your Local Partner in Property Success

1. Local Expertise: In-house maintenance and trusted contractors for fast, reliable and affordable service.
2. Smart Leasing: Strategic marketing and thorough screening to reduce problem tenants.
3. 24/7 Support: We're always available when you or your tenants need us.
4. Tenant Management: We keep tenants satisfied and in line with lease terms.
5. Fully Automated: From leasing to rent collection to reporting—streamlined for efficiency.
6. Transparent Financials: Accurate, timely accounting and reporting.
7. Risk Management: Insurance and best practices to protect your property.
8. Stress-Free Ownership: Maximize NOI while we handle the rest.

Start with Lakeshore Asset Today

1. Contact our expert team to discuss your property needs and start the process with ease.
2. Professional Marketing & Tenant Placement: We market your property like a pro using powerful tools to attract and place thoroughly vetted renters.
3. Full-Service Leasing & Management: We handle everything—from tenant screening and lease signing to rent collection, legal compliance, and property upkeep.
4. Guaranteed Rent & Hassle-Free Maintenance: Enjoy consistent, on-time rent payments while we take care of tenant relations, maintenance, repairs, and issue resolution.
5. Free consultation with a customized Lakeshore plan delivered within 48 hours—no obligation, just results.

Based on a hypothetical property that
rents for \$2,500/mo

Service/Fee	Lakeshore Asset	Other Property Manager
Monthly Fee (billed upfront)	\$100	\$250
Onboarding Fee	Starting at \$0	Up to \$2,500
Property Analysis	Free	\$100
Monthly Fees During Vacancy	Free	\$250
Eviction Fees	N/A	\$5,000
Re-marketing Fee	Starting at \$0	Up to \$1,250
Resident Renewal Fee	Free	Up to \$1,250
Maintenance Markup	Free	\$250
After-hours/Holiday Surcharge	Free	\$625
Commitment to Sell	No	Yes
Brokerage Commission Break	Yes, where applicable	No