

Property Management Excellence

Get your free rental estimate and start finding your next tenant

Our main goals: Protect your investment and maximize your return through comprehensive property management services.



Our Complete Property Management Services

Property Marketing

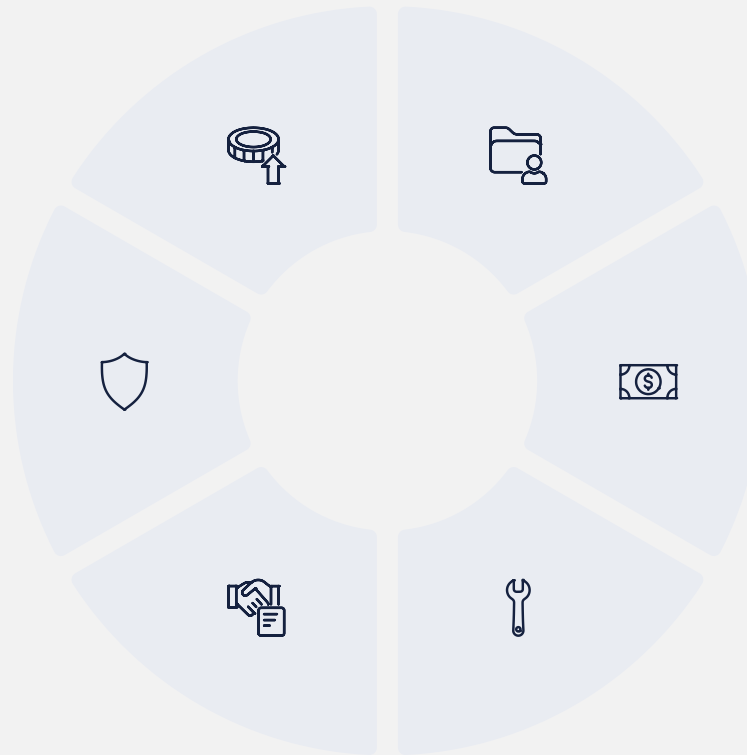
Strategic advertising across 30+ rental sites to attract quality tenants

Risk Management

Legal compliance and comprehensive protection plans

Tenant Relations

Building lasting relationships for improved retention



Expert Leasing

Thorough tenant screening and legally compliant lease agreements

Financial Management

Guaranteed rent collection and comprehensive financial reporting

Property Maintenance

In-house team for proactive upkeep and prompt repairs

Property Marketing & Advertising

Attracting the Right Tenants, Fast

Expert Pricing

Comprehensive market analysis to maximize rental income and occupancy rate

Maximum Exposure

Listings on 30+ rental sites including Zillow, Trulia, and Redfin

Stunning Presentations

Professional photos, immersive 3D videos, and compelling descriptions

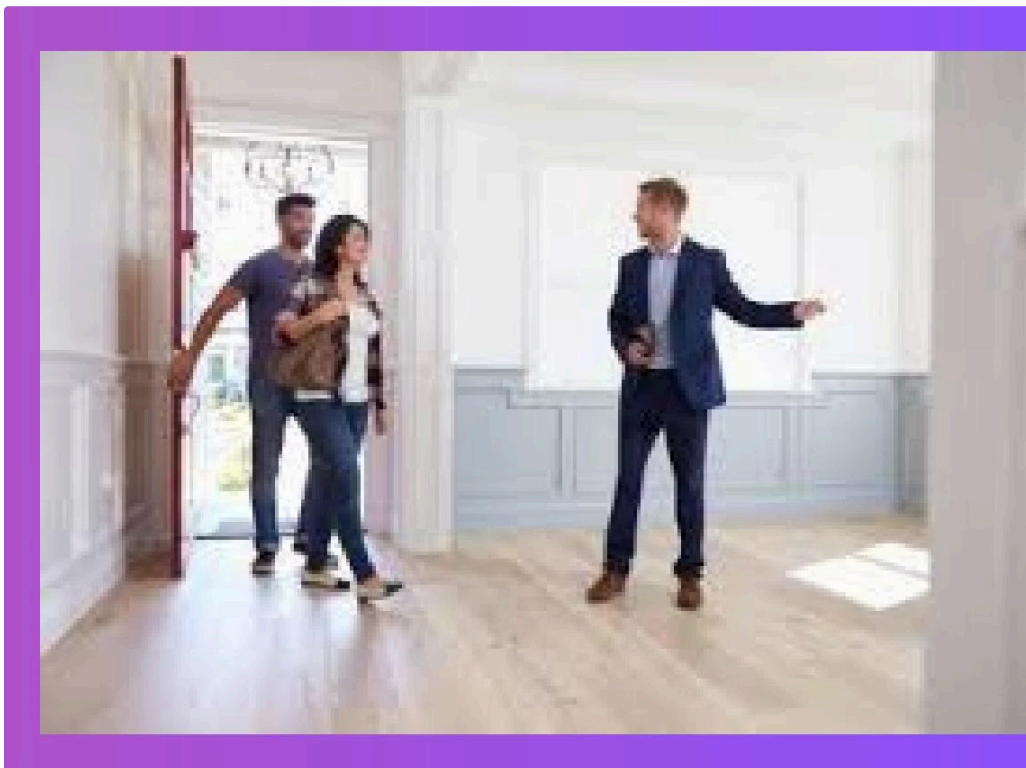
Property Preparation

Joint venture construction company to make your property ready, if needed



Expert Leasing Services

Screened Tenants, Risk-free e-lease



Thorough tenant screening with background checks, credit evaluations, and rental history

Legally compliant lease agreements with custom clauses to protect owners

Digital leasing for a streamlined, paperless process

Move-in and move-out inspections to avoid disputes

Resident Benefits Package (RBP) to enhance tenant experience

Financial Peace of Mind

Guaranteed Cash Flow, No Headaches



Revenue Growth

Drive additional income through targeted capital improvements and streamlined operational efficiency

Expense Oversight

Manage disbursement and allocation of costs with proactive budget tracking and variance analysis

Comprehensive Reporting

Detailed financial packages including rent rolls, delinquency reports, and operational statements

Real-time owner access through our Owner Portal with 24/7 access to up-to-date financial records

Proactive Maintenance

Keeping Your Property Pristine

We're a local company with a dedicated in-house maintenance team, delivering fast, reliable service you can count on.



Routine Maintenance

Regular upkeep to ensure property standards and compliance



Corrective Maintenance

Prompt coordination of repairs and emergency services



Preventive Maintenance

Scheduled inspections and upkeep to prevent costly issues



Our Tenant Portal provides easy access for maintenance requests with real-time status updates, while our operating budget and cash reserves are managed for stability.

Happy Tenants, Long-Term Returns

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:

Responsive Service

Fast responses to tenant needs through the Tenant Portal and our in-house maintenance team

Positive Atmosphere

Resident Benefits Package (RBP) helps improve retention, supported by fully automated processes

Additional Perks

Online rent payments, flexible lease options, and a resident referral program



Page 6

Legal & Risk Management

Our goal is to minimize your risk



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

Full compliance with housing laws and regulations, with proactive monitoring of legal updates to stay ahead of changes.

Why Choose Lakeshore Asset?

Your Local Partner in Property Success



Local Expertise

In-house maintenance and trusted contractors for fast, reliable and affordable service



Smart Leasing

Strategic marketing and thorough screening to reduce problem tenants



24/7 Support

We're always available when you or your tenants need us



Tenant Management

We keep tenants satisfied and in line with lease terms



Fully Automated

From leasing to rent collection to reporting—streamlined for efficiency



Transparent Financials

Accurate, timely accounting and reporting



Free consultation with a customized Lakeshore plan delivered within 48 hours—no obligation, just results.



HOW WE COMPARE TO OTHER PROPERTY MANAGEMENT

**Your Property
Our Priority**

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

Cost Comparison – Lakeshore Asset vs. Other Property Manager

Service/Fee	Lakeshore Asset	Other Property Manager
Monthly Fee (billed upfront)	\$175	\$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

Page 10