

MAGNETIC
PROPERTY MANAGEMENT

PROPERTY MANAGEMENT SERVICES



PREMIUM PROPERTY MANAGEMENT WITH PRECISION, PROTECTION & PROFITABILITY.



MICHELLE ROGERS

FOUNDER: DRIVING RENTAL SUCCESS & RESIDENT SATISFACTION

Real estate changed my life — and I believe it can change yours too. I founded Magnetic Property Management with a simple mission: to empower property owners with the tools, support, and strategy they need to thrive. Every property we manage is treated like our own. Every client relationship is built on trust, transparency, and results.

Whether you're growing your investment portfolio or simply looking for peace of mind, Magnetic is here to help you build wealth, security, and success.

We would love to connect with you and find out how we can help you achieve your goals as well. Let's build something Magnetic! Reach out to us today!

STRATEGIC GROWTH IN MOTION

At Magnetic Property Management, growth isn't just a goal, it's a strategy in action. Our Founder and COO recently embarked on a professional business trip dedicated to advancing our company's mission and vision. This experience was not only a catalyst for expanding our services and streamlining internal operations, but also a step forward in enhancing our company culture and commitment to excellence. By engaging with industry leaders and real estate investors, we're ensuring that our systems, professionalism, and investor readiness are aligned with the highest standards. This journey reinforces our promise to deliver exceptional service with purpose, precision, and impact.



PICTURED: MAYLENE DEFREECE & MICHELLE ROGERS

EXECUTIVE SUMMARY

Magnetic Property Management (MPM) is a professional and integrity-driven property management firm dedicated to redefining excellence in property management. Founded by Michelle Rogers, MPM was initially created to manage her personal real estate portfolio. Disappointed by fraudulent practices and inadequate tenant care by third-party managers, Michelle envisioned a company that prioritizes professionalism, transparency, and respect for both property owners and tenants (residents). Today, MPM has evolved into a thriving organization that caters to discerning property owners and residents, emphasizing long-term relationships and superior service.

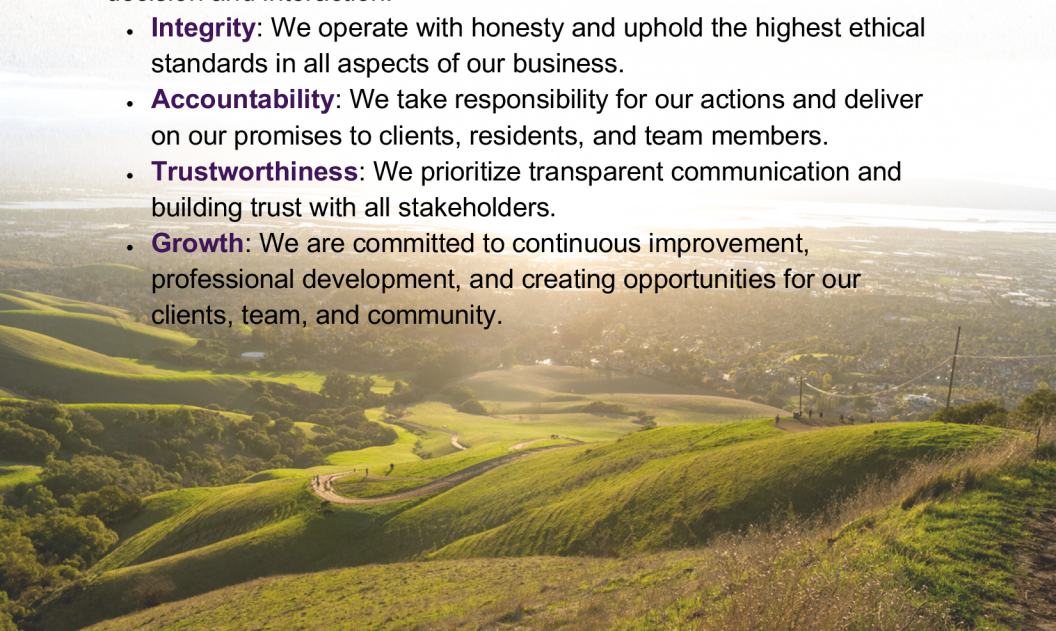
OUR MISSION

Our mission is to create seamless and enjoyable property management experiences by fostering trust, maximizing value for property owners, and enhancing the living standards for residents. Through a commitment to professionalism and integrity, MPM builds lasting connections with clients and the broader community.

CORE VALUES

At Magnetic Property Management, our core values guide every decision and interaction:

- **Integrity:** We operate with honesty and uphold the highest ethical standards in all aspects of our business.
- **Accountability:** We take responsibility for our actions and deliver on our promises to clients, residents, and team members.
- **Trustworthiness:** We prioritize transparent communication and building trust with all stakeholders.
- **Growth:** We are committed to continuous improvement, professional development, and creating opportunities for our clients, team, and community.



WHAT SETS US APART

The name “Magnetic” reflects our approach: attracting the right clientele and creating an environment where respect and responsibility flourish. MPM exclusively partners with landlords who value their tenants and conduct business with a high moral compass. We distinguish ourselves by calling tenants “residents,” emphasizing their role as valued members of the properties they call home. This philosophy is embedded in our operations and evident in every interaction.

Key differentiators include:

- **Integrity and Transparency:** We refuse to charge for unnecessary services or exploit our clients. Our focus is on increasing the owners’ (landlords’) bottom line while maintaining ethical practices.
- **Luxury Market Focus:** We cater to property owners managing upscale properties, ensuring quality tenants who respect lease agreements and maintain properties as their own.
- **Community Engagement:** MPM collaborates with nonprofits such as Milagro House, Tenfold, and sober living homes to provide transitional housing and resources for residents in need. These programs help individuals rebuild their lives with financial education, credit repair, and job placement assistance.
- **Professional Excellence:** As the “Bentley” of property management, we deliver exceptional customer satisfaction for both owners and residents.
- **Our Team and Culture:** The MPM team operates with a sense of urgency, honesty, and empathy, fostering a collaborative environment. Our leadership style balances oversight with trust, motivating team members to achieve shared goals while maintaining the highest standards of service.



OUR SERVICE PACKAGES AT A GLANCE

SERVICE FEATURE	BASIC PARTNER (10%)	PRESTIGE PARTNER (12%)	PLATINUM PARTNER (15%)
RESIDENT PLACEMENT FEE	75% of 1 month's rent	50% of 1 month's rent	25% of 1 month's rent
PROPERTY MARKETING	Website marketing	Website + Targeted Associations & Employers (Hospitals)	Website + Targeted Associations & Employers + Professional Staging & Photos
INSPECTIONS	1x annually	3 mo, 6 mo, 1 yr	3 mo, 6 mo, 1 yr + 3rd Party Inspection
24/7 EMERGENCY MAINTENANCE	✓	✓	✓
RENT COLLECTION	✓	✓	✓
DEBT COLLECTION		✓	✓
CITY/SECTION 8 INSPECTION FEE	\$75 per inspection	\$50 per inspection	FREE
RESIDENT EVICTION SERVICES		✓	✓
RESIDENT RETENTION PROGRAMS			✓
OWNER FINANCIAL REPORTS	Standard Owner Reports	Enhanced Maintenance Reporting	Enhanced Maintenance + Delinquency Reporting
TURNOVER MAINTENANCE OVERSIGHT	Up to \$3,000	Up to \$5,000	Full Turnover & Rehab Oversight
CAPITAL IMPROVEMENTS OVERSIGHT			Capital Improvement Identification & Management
LEAD MAINTENANCE CERTIFICATIONS	Owner Maintains	Proactive Certifications	Proactive Certifications
RESIDENT NEWSLETTER	✓	✓	✓



OUR JOB IS TO MINIMIZE VACANCY, MAXIMIZE CASH FLOW,
AND PROTECT YOUR INVESTMENT LONG-TERM

BASIC PARTNER SERVICE PACKAGE

At Magnetic Property Management, we understand that every property owner has different needs. Our Basic Partner Tier provides a strong foundation of essential services to help landlords manage their rental properties with confidence, convenience, and peace of mind.

What's Included in the Basic Partner Package:

✓ Resident Placement Services

We market your property across multiple platforms and thoroughly screen prospective tenants to ensure the best possible fit.

One-time resident placement fee: 75% of one month's rent.

✓ Professional Property Marketing

Your property will be showcased on our website and promoted to maximize visibility, attract qualified tenants, and reduce vacancy time.

✓ Rent Collection Services

We handle the full rent collection process on your behalf, ensuring consistent cash flow and timely payments.

✓ Owner Financial Reports

Access monthly owner statements and detailed financial reports to keep you fully informed on the performance of your investment.

✓ Turnover & Maintenance Oversight

We coordinate turnover and maintenance needs between tenants, managing repairs up to \$3,000 to keep your property in excellent condition.

✓ 24/7 Emergency Maintenance

Around-the-clock response for emergency maintenance issues, protecting your property and reducing risk.

✓ Annual Property Inspection

We conduct one in-depth inspection per year to assess property condition, address potential concerns early, and help you plan for future maintenance.

✓ City & Section 8 Inspection Coordination

We handle City or Section 8 inspections for a flat fee of \$75, keeping your property in compliance.

✓ Resident Engagement

Tenants receive our resident newsletter, keeping them informed, engaged, and connected — helping foster longer tenancies and positive relationships.

✓ Owner Lead Management

As part of the Basic Tier, property owners are responsible for maintaining their own lead tracking and inquiry follow-ups.

FROM RESIDENT PLACEMENT TO CAPITAL IMPROVEMENTS —
WE HANDLE EVERY DETAIL, SO YOU DON'T HAVE TO



WHY CHOOSE THE PRESTIGE PARTNER PACKAGE?

- ✓ Lower placement fee means greater long-term profitability
- ✓ Frequent inspections for maximum property protection
- ✓ Full eviction support when needed
- ✓ Expanded marketing for higher-quality tenants
- ✓ Detailed financial & maintenance reporting
- ✓ Proactive compliance oversight

With our Prestige Partner package, you're not just hiring a property manager, you're gaining a proactive, highly engaged partner who actively protects your property, your tenants, and your peace of mind.

PRESTIGE PARTNER SERVICE PACKAGE

For property owners who want enhanced oversight, proactive maintenance, and expanded services to protect and grow their investment, our Prestige Partner Tier offers a premium level of management with even more protection and value-added support.

What's Included in the Prestige Partner Package:

✓ **Reduced Resident Placement Fee**

Professional marketing, screening, and tenant placement at just 50% of one month's rent — offering you significant long-term savings.

✓ **Expanded Marketing Reach**

In addition to website exposure, your property is marketed directly to targeted local associations, major area employers, and hospital networks to attract high-quality, stable tenants.

✓ **Proactive Inspection Schedule**

We conduct 3-month, 6-month, and annual property inspections to identify and address issues early, helping you avoid costly repairs and maintain property value.

✓ **Full-Service Rent & Debt Collection**

We manage the entire rent collection process and handle debt collections when necessary, minimizing delinquency and ensuring steady cash flow.

✓ **24/7 Emergency Maintenance**

Immediate response to any emergency maintenance issues, providing protection and reassurance for both owners and residents.

✓ **Enhanced Owner Reporting**

In-depth financial reporting that includes detailed maintenance tracking and reporting, so you have full visibility into your property's physical and financial health.

✓ **Turnover & Maintenance Oversight**

We coordinate turnover maintenance and repairs up to \$5,000 to prepare units efficiently and maintain strong market appeal.

✓ **Resident Eviction Services**

In the unfortunate event of non-compliance, we manage the full eviction process, protecting your legal and financial interests.

✓ **Discounted City & Section 8 Inspections**

Compliance inspections handled for a flat \$50 fee, ensuring hassle-free coordination and oversight.

✓ **Resident Engagement**

Tenants receive our resident newsletter, keeping them informed, engaged, and helping to foster stability and retention.

✓ **Proactive Lead Maintenance Certifications**

We stay ahead of evolving regulations by monitoring and ensuring your property remains compliant with lead maintenance certifications and related legal requirements.



WHY CHOOSE THE PLATINUM PARTNER PACKAGE?

- ✓ Industry-leading placement rates
- ✓ Professional staging & marketing for maximum rents
- ✓ Third-party property condition validation
- ✓ Complete oversight of rehab & capital improvement projects
- ✓ Zero-fee inspection coordination
- ✓ Aggressive resident retention programs
- ✓ Comprehensive financial & asset management reporting

The Platinum Partner package is designed for owners who want a true, full-service partner managing every aspect of their real estate investment, protecting your property, maximizing cash flow, and growing your portfolio value year after year.

PLATINUM PARTNER SERVICE PACKAGE

For serious investors and owners who want true hands-off ownership, maximum protection, and full-scale asset management, our Platinum Partner Tier delivers the highest level of service, oversight, and profitability. This is true partnership, not just property management.

What's Included in the Platinum Partner Package:

✓ Premium Resident Placement Services

Full marketing, tenant screening, and placement at only 25% of one month's rent — our most aggressive placement fee designed to maximize your long-term return.

✓ Comprehensive Marketing & Leasing Strategy

Your property receives full exposure via:

Magnetic's website

Direct outreach to local associations, hospitals, and major employers

Professional staging and photography to maximize rental rates and attract top-tier residents.

✓ Enhanced Inspection Schedule

We conduct quarterly inspections at 3, 6, and 12 months, PLUS a third-party inspection for independent documentation and verification — providing complete property condition transparency.

✓ Full-Service Rent & Debt Collection

Complete management of all rent collections, late payments, and debt collection activities, ensuring consistent income with minimal owner involvement.

✓ 24/7 Emergency Maintenance

Immediate response to protect your property and maintain tenant satisfaction any time, day or night.

✓ Complimentary City & Section 8 Inspections

All inspection coordination handled free of charge, ensuring full regulatory compliance without additional fees.

✓ Resident Retention & Eviction Services

We actively manage resident retention programs to minimize turnover, and handle full eviction processes if ever necessary — protecting your bottom line.

✓ Advanced Owner Reporting

Receive enhanced financial reporting including detailed maintenance, delinquency, turnover, and capital improvement tracking for full portfolio oversight.

✓ Turnover, Full Rehab & Capital Improvement Oversight

We oversee all turnover work, whether small touch-ups or full-scale rehabs and capital improvements, with proactive identification of property upgrades that increase value and rentability.

✓ Lead Maintenance Certifications

Ongoing monitoring and proactive compliance with all lead safety and maintenance certification requirements, ensuring legal protection and tenant safety.

✓ Resident Engagement

Tenants continue to receive our resident newsletter, creating stronger landlord-tenant relationships, reducing vacancies, and increasing long-term stability.



RESIDENT SERVICES

Below is a sample of the services we here at Magnetic Property Management are able to provide for our residents.

Convenience & Support:

- 24/7 Maintenance Support: A hotline or online portal for tenants to report maintenance issues and receive timely updates.
- Online Rent Payment: Easy and secure payment options, including auto-pay and multiple payment methods (credit card, ACH, etc.).
- Dedicated Tenant Portal: Access to lease agreements, payment history, and maintenance requests.
- Move-In/Move-Out Assistance: Clear checklists, cleaning tips, and guidance for a smooth transition.

Comfort & Well-Being:

- Property Inspections: Regularly scheduled property checks to ensure tenant comfort and safety.
- Emergency Preparedness: Resources like evacuation plans & emergency contact lists
- Smart Home Options: Integration of smart locks, thermostats, or other tech upgrades

Engagement & Community:

- Tenant Newsletter: Regular updates about property improvements, local events, and helpful tips.
- Referral Rewards: Incentives for referring friends or family to the property.

Flexibility & Customization:

- Lease Renewal Incentives: Discounts or perks for renewing leases (e.g., free carpet cleaning or a gift card).
- Roommate Matching Services: Assistance in finding suitable roommates, if applicable.

Resources & Education:

- Renter Education: Guidance on renter's insurance, security deposit laws, and maintaining the property.
- Local Recommendations: Information on nearby services, schools, restaurants, and transportation.
- Job and Housing Resources: Partnerships with community organizations to help tenants with employment and housing transitions, if needed.



LANDLORDS CHOOSE MPM BECAUSE WE TREAT
THEIR PROPERTIES LIKE ASSETS, NOT ADDRESSES.

WHEN YOUR INVESTMENT IS IN OUR HANDS, IT GROWS.

WHERE PROPERTIES & PEOPLE THRIVE

At Magnetic Property Management, we believe property ownership should be profitable, not stressful. Whether you're a first-time landlord or a seasoned investor, we provide full-service management solutions that protect your investment, attract quality residents, and maximize long-term returns. With multiple service levels designed to meet your specific needs, Magnetic Property Management delivers the perfect balance of proactive oversight, expert compliance, and hands-free operation — so you can enjoy true peace of mind.

WHY PROPERTY OWNERS CHOOSE MAGNETIC:

Because MPM isn't just a property management company — we're a strategic partner in maximizing your investment. We combine high-touch service with high-performance systems to give you peace of mind, stable cash flow, and fewer headaches.

Professionalism with Purpose: Our team is run like a high-level business, not a side hustle. We bring COO-level operations, streamlined processes, and accountability to every property we manage.

Tenant Quality & Retention: We don't just fill units — we place vetted tenants who are more likely to pay on time, care for your property, and renew their leases.

Transparency & Communication: You'll always know what's going on with your property. We prioritize prompt, clear updates so you're never in the dark.

Technology-Driven Efficiency: From maintenance requests to rent collection, our systems are fully digitized to save you time and reduce costs.

Custom Growth Strategies: Whether you own one property or a portfolio, we help you scale smartly — with insights tailored to your goals.

OUR PROMISE TO YOU:

Protect Your Property

- with inspections, maintenance, and emergency response.

Maximize Profitability

- through strong resident placement and retention.

Minimize Risk

- with expert compliance and legal oversight.

Deliver True Partnership

- always transparent, always proactive.

LET'S BUILD SOMETHING MAGNETIC!

REACH OUT TO US TODAY!



MAGNETIC
PROPERTY MANAGEMENT

WE HELP OWNERS BUILD PORTFOLIOS WITH CONFIDENCE.

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