

PROPERTY SERVICES

GET TO KNOW US







(610) 828-3650

info@mpropertymgt.com

mpropertymgt.com

Meet OUR TEAM



Mike Sroka
FOUNDING PARTNER

CEO



Matt Donnelly
FOUNDING PARTNER

PROPERTY MANAGERS



Brian Roller
Director of Property Management



Michael Elliot
Maintenance and Field Services Manager



Ryan Codkind
Assistant Field Manager

LEASING MANAGERS



Nate Kiernan
Leasing and Client Services Manager



Alyssa Lecky
Leasing Agent and Systems Manager

FINANCE & ACCOUNTING



Kathrene Cuarto
Finance Operations Manager

CUSTOMER SUPPORT



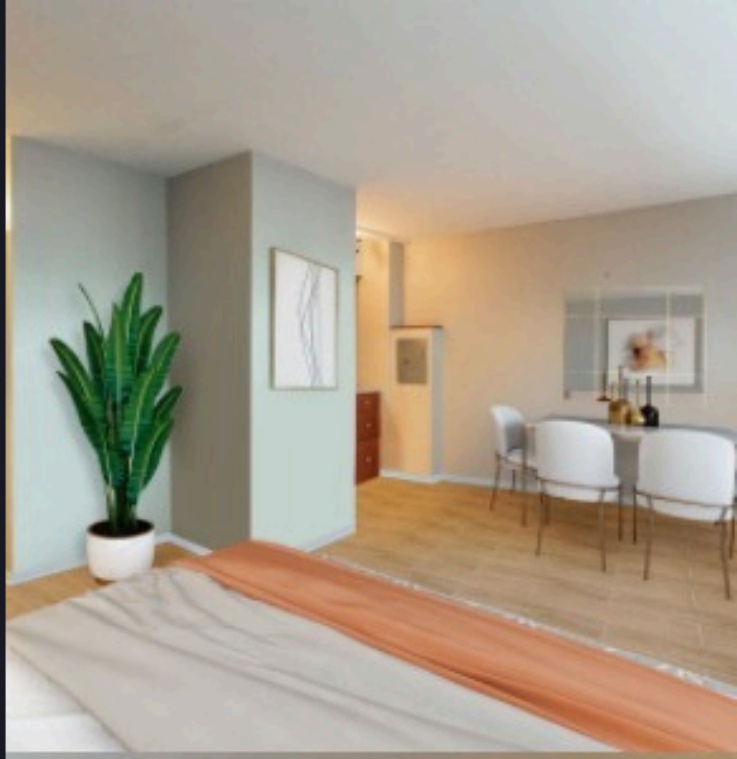
Ann Domingo
Admin

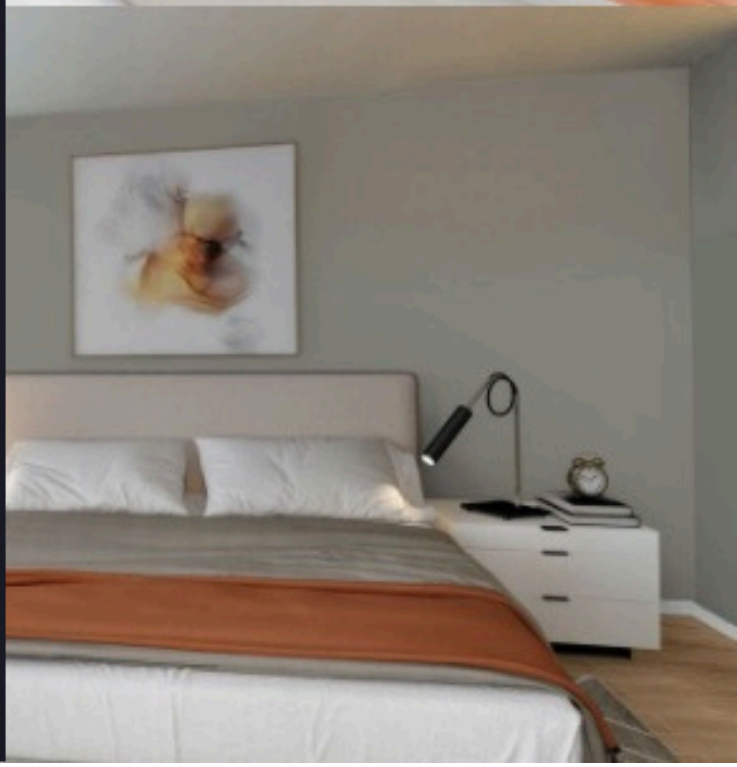
OUR SERVICES

- Property Management
- Financial Management
- Maintenance & Preventative Maintenance
- Compliance
- Marketing & Leasing
- Home Renovation, Improvements or Preparation

Property Management

PROVIDES PROFESSIONAL PROPERTY MANAGEMENT SERVICES TO INDIVIDUAL AND INSTITUTIONAL INVESTORS OF THE GREATER PHILADELPHIA AREA





We specilaize the following Property Types

Single Family & Multifamily Residential
Luxury Single Family Residential
Condominium & Homeowners Associations
Individual Investor Condominium Units
Industrial Warehouses and Distribution Centers
Office, Retail, Medical
Educational Facilities

Upon engagement, our team will make a thorough assessment of your investment properties, listen to your needs and concerns. Will then create a comprehensive property management plan.

PROPERTY SERVICES



Financial Management

DETERMINE THE RIGHT PRICE FOR YOUR HOME

- Rent and other income collection and processing
- Receipt & processing of all vendor payables and tenant reimbursements
- Creation and distribution of customized financial reports
- Scheduled processing and release of monthly owner disbursements
- Coordination and oversight of collection and eviction processes
- 1099 Processing and other Tax Preparation Assistance

PROPERTY SERVICES



Maintenance and Preventative Maintenance

MAKING SURE YOUR PROPERTY IS WELL-MAINTAINED, HABITABLE AND OPERATIONAL

- Courteous,timely, and effective response and coordination of tenant maintenance inquiries
- Coordination and oversight of routine repairs, maintenance and preventative maintenance of all structural & mechanical systems
- Scheduling and coordination of repairs and maintenance
- Routine property inspections and property conditions reporting
- Coordination and oversight of lease turn over services
- Energy consumption management and reporting
- 24/7/365 emergency response and management

PROPERTY SERVICES

Compliance

ENSURES THAT THE PROPERTY IS LEGALLY COMPLIANT

When it comes to legal compliance, we ensure that all property-related processes comply with local, state, federal, health, safety, and housing laws such as

Owner compliance processing; management

Life safety systems inspections and permits

Local law compliance

Insurance compliance





Marketing and Leasing

TO MAINTAIN HIGH LEVELS OF OCCUPANCY WITH QUALITY TENANTS

M Property Services places a high value on managing residential, commercial and industrial properties to maintain high levels of occupancy with quality tenants through our successful real estate sales and leasing company, Home Experts For You Real Estate Team (www.homeexpertsforyou.com).

Our dedicated leasing team will create
- Customized marketing
- Tenant placement programs to market vacancies
- Screen applicants
- Prepare leases for your rental property.

PROPERTY SERVICES



Home Renovation, Improvements or Preparation

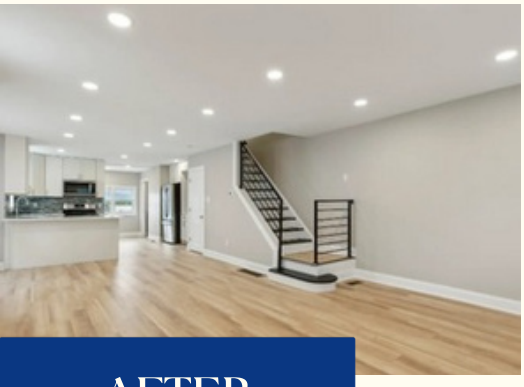
ASSIST IN HOME RENOVATION AND IMPROVEMENTS TO ACHIEVE PROPERTY'S BEST VALUE







BEFORE







AFTER



REFERRAL PROGRAM

When you refer an owner/investor to M Property Services, you are entering into a win/win relationship! As a company that focuses on transparency, clear communication, and high-quality customer service, you can rest assured that your clients will receive the best customer service. Scroll to the bottom of the page to submit your referral today.

Please let your client know that someone from our team will be calling so that the introduction will go smoothly. You can also refer your client to our website for additional information regarding our property management services.

M PROPERTY SERVICES

GETTING SET-UP

- LLC establishment
- Business Banking Account
- Accountant
- Legal Recommendations
- Insurance
- Property Inspector,
- Appraiser Maintenance /
- Repairs, etc. Improvements Contractors

MANAGEMENT COST

What is your management fee?
Are there any extra charges for showing rentals or going to court on evictions?

- What is the typical cost of cleaning a vacant unit?
- How long does it take to make a unit rent-ready?

LANDLORD REPORTS



RECOMMENDATION

- Identifying and recommending income properties to buy based upon the appropriate needs and stated goals
- Property evaluation process
- Guidance on repairs and improvements
- long term business arrangement which is this aligned with your goals in mind.

- What dollar amount of expense needs owner approval?
- Is the repair approval amount negotiable?

GENERAL QUESTIONS

- What areyourbusiness hours?
- Who covers rental calls on the weekends?
- What is your policy on slow or non-paying tenants?
- Does the owner and / or manager own property themselves?
- Does anyone check up on the repair work done by the contractors used?



Dashboard

$30,582.69	$5,893.97	$0.00	$25,416.99
Cash In	Cash Out	Your Contributions	Your Disbursements

Most Recent Packet

Dec 20, 2023 to Jan 16, 2024

Download Packet (Includes Owner Statement)

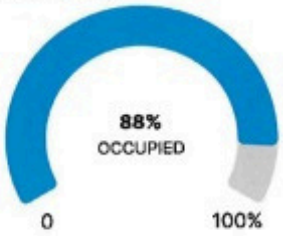
Rent Collected

82% of rent collected as of 1/23/2024



% Occupied

16 of 18 units rented as of 1/23/2024



Cash In

Description	Amount	Date
Rent Income - Prepayment applied automatically	$1,250.00	01/01/2024
Sewer - Prepayment applied automatically	$20.83	01/01/2024
Rent Income - Prepayment applied automatically	$1,850.00	01/01/2024
Rent Income - Prepayment applied automatically	$35.00	01/01/2024
Rent Income - Prepayment applied automatically	$1,529.00	01/01/2024
Rent Income - Prepayment applied automatically	$2,550.00	01/01/2024
Rent Income - Prepayment applied automatically	$30.00	01/01/2024
Rent Income - Prepayment applied automatically	$622.07	01/

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Cash Out

Description
remove and replace broken shower pipe
clear basement of standing water and left over de
All bed bug cover installed on matress
All traps and monitors replace
Tenant Turnover Clean
AQUA 12/2023
Service

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M Property Se

529 Fayett

Owner Monthly Statement



CONTRACT

Here in M Property, we make sure that everything is documented.

We lay upfront all the terms, inclusions and verified that all information are accurate. We use Public Records in checking the property address, ownership and specifications.

M PROPERTY SERVICES

REVIEWS

From our clients

Skylar Dorenkamp

★★★★★

We worked with Amy Hunter, she was absolutely great! She helped answer all our questions and we truly trusted her opinions. It was a great experience working with her!

Kelly Charney

★★★★★

I rent my place through M Property and it's been a great experience so far. They are extremely helpful every step of the process - finding new tenants, managing any maintenance issues and answering my many questions along the way. If you have a place you want to rent or are looking for a rental, contact M Property!

Natasha Guy

★★★★★

Working with Amy has been an absolute delight! From an expedited move-in request to follow-ups and great communication throughout the process, she provided an amazing leasing experience. Like night and day to some nightmares I've had in the past. She exemplifies professionalism, sincerity, and kindness rarely found these days. So happy I got to work with her for my new home!

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WORK ONLY WITH THE BEST

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WWW.MPROPERTYMGT.COM/