



NEXT GENERATION PROPERTY MANAGEMENT

Welcome,

Our mission is to preserve and protect investment property for the next generation. We achieve our mission by providing remarkable service to property owners, treating each property as if it were our own, and working to provide a return on investment for each owner.

About Us

Next Generation is a family owned and operated Property Management Company located in Springfield, Oregon. We pride ourselves in preserving and protecting your legacy. With over 20 years of experience managing our own rentals, we make it our mission to provide peace of mind and maximize the return on investment.

Customer Service

We take property management to the next level by providing unrivaled attention to detail and professionalism. Our collective goal is to provide peace of mind to our property owners knowing that the investment that they have made in their lifetime will be preserved for the "next generation".

Please contact us with questions you may have about our services by calling at 541-285-7384 or emailing us at office@nextgenpm.net.

You can also visit our webpage at www.Nextgenpm.net.
We are located at 1312 Market St., Springfield, OR 97477.



TESTIMONIES

Dustin Schieler

After shopping through MANY property management companies, as well as my own personal experiences as a renter I can honestly say that Next Generation is the best company I have ever worked with. They are thorough, expeditious, and most of all friendly. There are not enough people these days that care about tenants and owners. These are the kind of people that do not let their managed properties become slums, and will not allow owners to neglect their tenants. If you are considering doing business with them, do not give it a second thought.

I wish I could give them more stars. Thank you for your continued amazing service.

Twenty After Four Wellness

I really enjoyed being managed by next generation property management. All the staff were friendly and were great to interact and work with. Whenever in need they were quick to solve any issues. This is one of the best property management companies in the area. They are very professional and take action when needed which is hard to find these days.

THANKS AGAIN FOR EVERYTHING!

Brittany Campbell

Best property management company in the area, hands down. Jeremy, Kacy, and Emily go above and beyond for tenants and strike the perfect balance between advocating for the renters and the home/property owners—effectively looking out for what's best for everyone. Thank you all of you, all the office staff, and those working in maintenance and routine inspection. So much appreciated.

Shelli Bryan

Although I am not a tenant of Next Generation, a situation in my neighborhood made it necessary to communicate and assist them in reconciling an unpleasant tenancy. Their concern for others' safety and comfort went beyond what most current companies consider customer service. I would not hesitate leasing from them if the situation arose.



TESTIMONIES

Continued

Steven Yett

After shopping through MANY property management companies, as well as my own personal eJeremy and Kacy are consistently responsive with a common sense, long-ball approach to property management that clearly places the property owner's interest first. Their accounting is clear, and funds are always received in a timely manner.

The entire team is genuinely friendly and a pleasure to work with, even when you reach out after 5pm or on a weekend. I never regret working with Next Generation PM and my tenants have never had a poor word to report, either!

Jamie Bird

Kacy and Jeremy have been amazing partners. I'm so thankful to the both of them as well as Josh and Troy. I managed my own properties for years and regret not having professional help from Next Gen sooner. They've been my property managers for over two years now and I've been blessed to have them. They are very responsive and communicative. Thank you!

***** UPDATE - 10-9/22 - Still receiving amazing support and management from Next Generation. If you are looking for a property management company you need to call Kacy, Jeremy and Troy!*

***** UPDATE - 3-6-23 - Still receiving amazing support from Jeremy and the Next Generation team. I recently needed a new roof after a series of problems and leaks. Troy got me a number of estimates, I thought I'd found a better estimate but it turns out the contractor made a mistake in his calculation. I found that my "better price" was only about \$400 better than the one that Troy and Jeremy found. I gained new respect for the team. They did an awesome job and honestly \$400 wasn't worth the hassle. Knowing what I know now on that project I would have just gone with the contractor the Next Gen team had found. Their price was very competitive and would have been a lot less stress for me.*



"They go above and beyond to give us peace of mind with our homes, and properties. I highly recommend!"

SCREENING *Process*

Every step in taking care of home is important, including the screening process. Specific attention is given to screening tenants; we know the value of good tenants in creating the best success for your property. By putting time and consideration in each step we hope to invest in your future and the future of the property.

Screening Criteria

- All current and previous landlord references will be verified.
 - Information such as previous indications of inability to pay rent, previous rental agreement violations, or conduct which disturbs the peaceful enjoyment of neighbors is reviewed.
- All applications are processed by a consumer credit reporting agency.
 - This process reports bankruptcies, suits, garnishments, attachments, foreclosures, repossessions, evictions, profit and loss accounts, delinquent credit obligations, insufficient credit lines/references, and criminal history.
- Verification of income.
 - The stability of the source and amount of income during the past five years may be considered.
- Interview process.
 - Demeanor, attitude, and behavior during application and interview process are considered.
- All units rented by Next Generation Property Management are non-smoking units. Tenants and their guests must smoke outside only.
- Pets may or may not be permitted, dependent on the owner/agent. The owner/agent will allow aid animals or modifications to the unit necessary to assist those with disabilities.
- Next Generation Property Management does not consider race, color, sex, marital status, source of income, familial status, religion, national origin, sexual orientation, disability, or age (except where the property meets the requirements of housing for older persons or those who are under the age of 18 and not emancipated). For full information on tenant screening criteria, visit www.nextgenpm.net



SEMI-ANNUAL

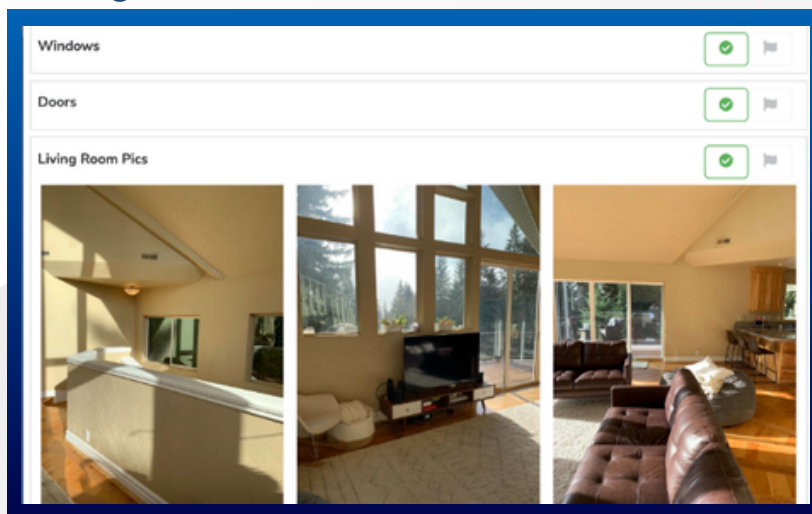
Walk-Throughs

We at Next Generation value the relationships we have with both clients and tenants. One of the best ways to maintain good connections with both clients and tenants is through our semi-annual walk-throughs.

Walk-Throughs

Semi-annual walk-throughs are completed to maintain each property to a high standard. The exterior and interior are reviewed, along with a list of specific areas to look at and check for condition. These items are then documented and photographed for our clients to view. Semi-annual walk-throughs give tenants a chance to communicate between parties and keep clients informed on the condition of their property.

Semi-annual walk-throughs may be completed often depending on the history of the tenants and whether there are pets in the house. This is all a part of tenant management.



Thank you so much for a very thorough inspection! We really appreciate it. It looks like the lawn could use a good mowing, but if they don't care, I don't think it is a big problem. Thanks again and blessings. Andrea Lavoie

Overall Notes

Notes

Overall, the house is looking great. I did a full walk through and did not see anything issues to report during the inspection. Tenant(s) are taking care of the property well.

NEWS-LETTERS

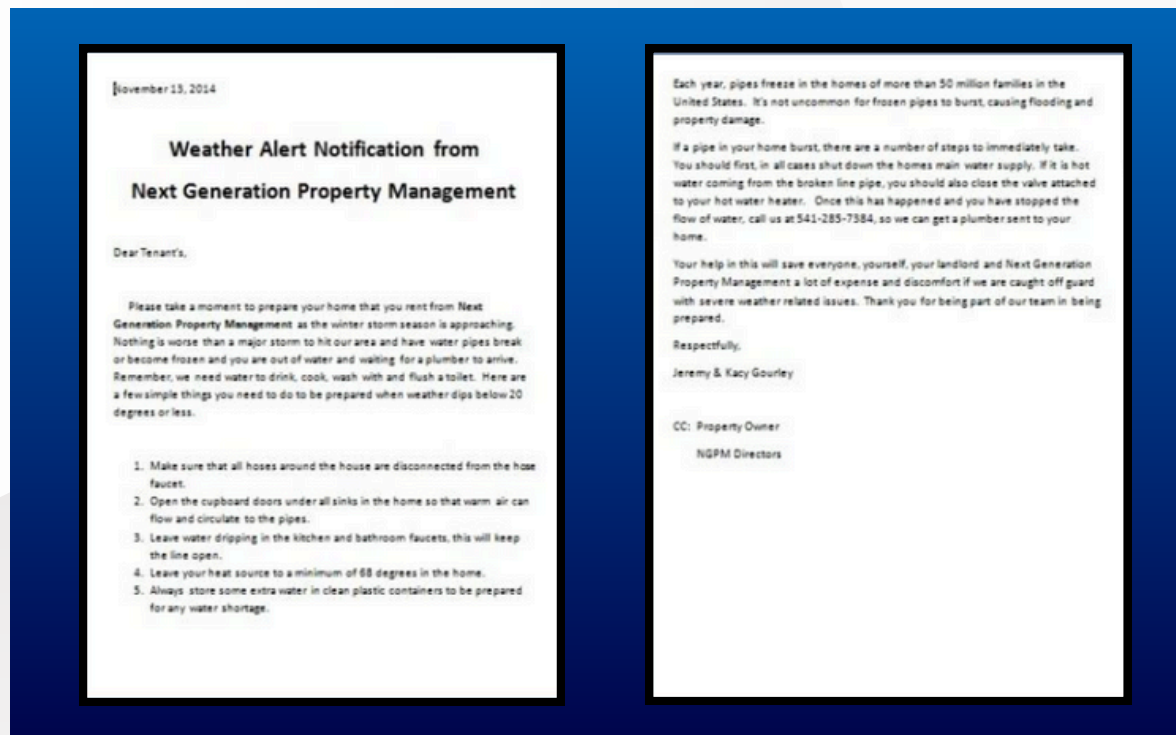
Through the experience we have gained in property management, we hope to be able to offer helpful advice to tenants and clients about important property management information through email newsletters.

Communication

An example of our emails, is our winter weather report, which is sent to tenants and clients offering helpful tips on securing one's home against freezing weather.

Preemptive action reminding tenants to secure home against freezing pipes saves time, money, and discomfort for tenants.

Our Email: Office@nextgenpm.net



"Protecting your investment for the NEXT GENERATION."

Meet THE OWNERS

Jeremy Gourley

Property Manager/Owner

Jeremy is a licensed property manager with 15 years of experience in property management and 20 years of experience in construction, property maintenance, repair, and insurance. Jeremy is a married father of four children, member of the ROA, and owns rental properties with Kacy.



Kacy Gourley

Administrator/Owner

Kacy has worked with Jeremy in property management for over 10 years and previous experience in banking and customer service. She is an expert in all things property management. Kacy is a married, loving mother of four children, and member of the ROA.



Corkey Gourley

Owner

Corkey has managed his own properties and other's residential and commercial properties for over 36 years. Serving in an advisory role to Jeremy and Kacy, Corkey recently retired from State Farm where he gained experience in insurance and property protection since 1988.



MEET *our Amazing* team



AMIYA
Marketing/ Maintenance



TYRELL
Showings



JODI
Assistant Property Manager



BRYSON
Inspections



TRINNITY
Receptionist



TROY
Turnovers



JESSICA
Assistant Property Manager