



EMAIL: MCPM@MIDCITI.COM

PHONE: 8302148700

1067 FM306 STE 501 NEW BRAUNFELS TX

## WHY MIDCITI PROPERTY MANAGEMENT

- I'm a real estate Broker with more than 10 years of experience in the real estate industry. I've been involved in the sale of over 1000 homes. Over the years I have had countless clients ask me if I could manage their rental properties, but I always declined because I was focused on helping buyers and sellers and building a team of agents. So I ended up referring these clients to other property managers not really knowing if they would be well taken care of or not. This worked out sometimes, but I've also had many clients who went with property managers who don't share the same values as I do when it comes to providing great customer service, maximizing profits, and protecting a client's investment. I am at a point now in my career where I have a great business partner who is able to handle many aspects of our brokerage, and this frees me up to manage the property management side of things.
- If you hire me I will be hands on in getting everything set up with your properties as well as providing constant supervision over all the many steps including marketing, tenant screening, leasing, lease enforcement, maintenance, and even eviction if necessary. I will treat your properties as if they were my own and be available to you personally whenever needed.
- I use a management software program called DoorLoop that streamlines every step of the process, allows owners to access information on properties, allows tenants to make online payments and maintenance requests, screens tenants, tracks all expenses and profits, provides owners with monthly and yearly statements, and so much more.
- I have an in-house maintenance technician who is skilled in many areas, as well as local preferred vendors who offer me discounted rates. This often allows me to save you money by avoiding over priced service companies and delays in getting repairs done.
- I have a program that facilitates the changing out of HVAC air filters and provides pest control as needed for all properties that I manage, at no cost to you. Simply ensuring a tenant is changing the air filter and dealing with pests on a regular basis can save you thousands of dollars.
- You can terminate our agreement at any time without a termination fee if I am not holding up my end of the agreement.
- Unlike other property management companies I am able to offer a tailored management agreement to fit your needs, budget, and level of involvement.
- I believe in providing a great experience to not only owners, but also tenants. A happy tenant will stay longer, pay more, and take better care of your property.
- I will provide you with regular market reports so you can rest assured you are maximizing profits.
- I am local to the area, have excellent communication skills, and will guarantee you will be satisfied with my services.
- Feel free to reach out to me directly with any questions. I look forward to speaking with you and being the last property manager you will ever hire.

**Chad Barton**  
**Broker/Co-Owner/Sr Property Manager/US Navy Veteran**  
**MIDCITI Realty / MIDCITI Property Management**  
**830-312-0313**  
**mcpm@midciti.com**

**Find out more at: <https://www.midcitipm.com/>**