



ABOUT US

A few words about our company:

- Our company's sole focus is the management and rental of the properties we own.
- We do not buy-sell-trade-manage or rent properties for other individuals or companies.
- We very infrequently sell the buildings we own, however if we do, it is usually to the existing tenants.
- Our associated company "Doors To The Past" purchases, restores, and rents older/historic buildings (typically with acreage) and mini-farms primarily located in Franklin, Jefferson and southern Warren counties.

Our Mission:

To provide our tenants with an uncommonly comfortable and rewarding rental experience.

Our Vision:

We strongly believe that a satisfied tenant will choose to occupy a dwelling for a longer period of time and that he/she will be a strong advocate for our properties and company. This partnership rewards both the tenant and our company with a win-win scenario.

Tenant Benefits

- Very competitive rent
- Prompt response to maintenance/repair issues
- Fewer moving expenses and tribulations

Company Benefits

- Fewer and shorter vacancies
- Greater operating efficiencies
- Lower advertising and "get ready" expenses

We attract tenants by offering:

- Clean and properly maintained properties (interior and exterior).
- Newer/new appliances in most units.
- Small building sizes (most apartments are located in 2/4 family flats).
- Remodeled/updated kitchens and bathrooms in most units.
- Freshly painted and color coordinated flooring, window trim and window treatments for a true "home" feel.
- Remodeling/redecorating performed under the guidance and supervision of an interior decorator.
- A flexible and friendly pet policy.

We retain our tenants by providing:

- Prompt, effective and courteous response to maintenance/repair/accounting issues.
- Our own highly experienced and qualified maintenance/repair staff offering a faster and more effective service.
- Routine preventative maintenance, cleanliness, and safety inspections performed on all dwelling and grounds.
- Minimal or zero rent increase for successive term renewals for tenants in good standing.
- A free month rent for each successful referral resulting into a signed lease on any of our dwellings. (Subject to limitations. Please inquire about specific details).

