



BC Property Group strives to provide our clients with the best leasing and management services for their investment. Our locally owned company has the knowledge and resources to provide both our owners and residents with the best service available.

MANAGEMENT

BC Property Group works with you so that you can realize the full potential of your investment.

Our Management Services Include:

- Rent collection and delinquency follow-up
- Eviction processing
- Maintenance scheduling
- Monthly property inspections
- Monthly invoices and reports
- On-call tenant assistance
- Online assistance and info for tenants
- Online reports and invoices for owners

BC Property Group provides all of these services at very competitive rates to ensure that both our investors and residents receive the most out of the properties we manage.

ACCOUNTING

BC Property Group provides monthly reports that show you current and year to date financial information. With your statement you will receive original invoices from maintenance and repairs that have been completed.

Our Accounting Services Include:

- Monthly financial reports with YTD totals
- Detailed transaction reports and invoices
- Original expense billings
- Printable reports available online

BC Property Group's monthly management reports are simple, easy to read and effectively summarize your investment's status.

FEES

As many property management companies will charge as much as 50% of the first month's rent and 10% monthly, BC Property Group's rates are very competitive for the Denver market.

Property Management and Leasing:

Leasing Fee: 35% of one month's rent

Management Fee: 7% of the full monthly rental rate per month

Marketing: \$100 for advertising. Includes placement on bcpropertygroup.com, craigslist.org, adpost.com, etc.

Property Evaluation: Included

Sign: Included

Application Processing: Included

LEASING

BC Property Group utilizes a variety of effective leasing tools to maximize your property's exposure.

Our Leasing Services Include:

- Rental rate recommendations
- Property condition evaluation
- Placement on bcpropertygroup.com with color photos and detailed information
- Placement on ad websites
- Yard and window signs
- Prompt response to rental inquiries
- Personalized property showings
- Thorough applicant screening with background checks
- Negotiation of lease terms
- Facilitation of tenant move-in