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Ashurst Niemeyer Real Estate

# Property Management





# ABOUT US

## ASHURST NIEMEYER

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At Ashurst Niemeyer Real Estate, our commitment to personal service is unsurpassed. AN is a local and family owned firm that has been in business since 2009. With experience in Baldwin County, we offer comprehensive solutions to every aspect of managing and protecting your investment.

Our company takes pride in being active participants in NARPM (National Association for Residential Property Managers) and continuing our education to stay current in the changing market.

Ashurst Niemeyer Property Management handles both residential and commercial management of real estate. Property Managers deal directly with prospects and tenants, collecting rent, handling maintenance and repair issues, and responding to tenant complaints.



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# Property Management



Ashurst Niemeyer Property Management's reputation is built on education and years of practical experiences. The team is approachable, responsive and provides service with honesty, reliability and respect. Ashurst Niemeyer Property Management handles both residential and commercial management of real estate. Property Managers deal directly with prospects and tenants, collecting rent, handling maintenance and repair issues, and responding to tenant complaints.

Ashurst Niemeyer has built a reputation in the community by effectively displaying our market knowledge and valuable insight of competitive pricing with surrounding properties, supply and demand considerations, property conditions, aesthetics and other business factors.

## **DIGITAL MARKETING**

- [www.ashurstandniemeyer.com](http://www.ashurstandniemeyer.com)
- Multi Listing Service (MLS)
- Social Media Platforms
- Digital campaigns
- Property flyers sent to 80 websites

## **ENHANCED MARKETING**

- Signage on property
- Premium property flyers
- Property brochures distributed to agents.
- Professional photograph
- Tenant Referral Program
- Tenant feedback



*Marketing*

# — Meet our Team



**MORGAN ASHURST**

Broker, Owner  
Commercial & Residential Sales



**RANDY NIEMEYER**

Residential, Commercial Sales  
Agent & Property Management



**BECKY FORSYTHE**

Commercial Property  
Manager



**MARIE MALUGANI**

Residential Property Manager



**JENNIFER SATRIANO**

Property Management  
Assistant



**LEIGH THOMPSON**

Accounting/Office Manager



**KATHY LETCHER**

Marketing Coordinator



**ELMER ARIAS**

Maintenance Manager



# Residential

At Ashurst Niemeyer, you can count on our local knowledge and expertise, supported by systems and processes developed over the past 30 years. We know what works, what rents, and how to get more out of your rental property. Whether you own one rental home or several investment properties, our staff is prepared to meet the demands of property management, 24 hours a day.

The landlord-tenant relationship is a critical component of the property management process. Ashurst Niemeyer's belief is that customer service trumps all even after they've moved in and that all tenants should be treated like family. That's why tenants who lease through AN are happier and more secure than any other property management company in the area.

## RESIDENTIAL MANAGEMENT & LEASING SERVICES

- Leasing
- Rent Collections
- Lease Administration
- HOA Fine Collections and Notices
- Property Inspections including Periodic Inspection Reports to Owners
- Management of Maintenance and Property Turns
- Monthly Management Statements - Email or Post Mail
- Year End Accounting
- Assignment of a Personal Property Manager
- Collection and/or Eviction Services
- Online Payment Processing for Tenants
- ACH Payments to Owners
- Due Diligence Analysis and Reporting
- Investment Analysis and Yield Projections
- Rental Property Acquisition and Disposition



## COMMERCIAL SERVICES

- Leasing & Sales
- Rent Collections
- Facilities Management
- Property Maintenance
- 24/7 Emergency Response
- Lease Administration
- Insurance Certificate Management
- Tenant Management & Tenant Retention
- Tenant Improvements
- Vendor Management
- Property Inspections
- Capital Improvements

## COMMERCIAL FINANCIAL SERVICES

- Monthly Rent Collection
- Monthly Financial Reports
- Invoice Processing
- Online & ACH Payments to Owner
- CAM Reconciliation
- Annual Budget Preparation
- Year End Accounting

# Commercial



At Ashurst Niemeyer we understand that no two property owners or commercial properties are identical. That's why our commercial property management services are custom-tailored to your unique needs.

AN is equipped to facilitate all aspects of your commercial property. From accounting services to maintenance, we'll streamline your operation to maximize profit.

# Multifamily

Having a successful multifamily rental property requires a lot of time, effort, experience and knowledge. As a full service property management company, our team is responsible for taking care of all aspects of managing your multifamily investment.

Ashurst Niemeyer works to provide our Owners and Investors with the highest quality management services available. Our experience in Multi-Family Management and commitment to excellence is evident in our proven owner satisfaction.



## MULTIFAMILY MANAGEMENT & LEASING SERVICES

- Leasing Management
- Rent Collections
- Lease Administration
- Tenant Management
- Property Maintenance
- Collection and/or Evictions
- Online Payment Processing for Tenants
- Unit Inspections
- Capital Improvements
- Monthly Management Statements
- ACH Payments to Owners
- Year End Accounting

## MULTIFAMILY INVESTMENT SERVICES

- Acquisition and Disposition
- Due Diligence Analysis and Reporting
- Investment Analysis Including Yield Projections



## MANAGEMENT SERVICES

- Maintain prompt communication with Board & Association Members/Owners
- Bylaw Fulfillment and CC&R Enforcement
- Facilitate required meetings
- Emergency responses

## MAINTENANCE / VENDOR SERVICES

- Routine Property Inspections
- Common Area Maintenance
- Capital Improvement
- Contract Negotiation
- Project Maintenance
- Vendor Management & Contract Review

## ACCOUNTING SERVICES

- Monthly Assessment Processing, Special Assessments & Lien Assessments
- Yearly Budgeting, Reconciliations
- Monthly Financial Reports
- Detailed Record Keeping
- Accounts Receivable/Payable Management

Property Owner Associations and Home Owner Associations are an integral part of maintaining property quality and value.

Our philosophy of focusing our efforts solely on association management means that our clients receive more personal attention tailored toward their management needs. This philosophy and commitment to continuing education in our field has allowed us to develop long and mutually beneficial management relationships. We are dedicated to make your association business our business!



# POA & HOA

Ashurst Niemeyer | Property Management

# Testimonials

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## WINDMERE CONDOMINIUMS

"Ashurst and Niemeyer has great customer service, that makes you feel as if you are their most important client. They are always very friendly and helpful. As an out of town owner, they have made it much easier than expected to deal with the unexpected that is inevitable to happen in a rental property."

**Chris Mobley**  
Owner



## MAGNOLIA APARTMENTS

"My family has trusted Ashurst Niemeyer to manage our apartment complex for many years. They are a highly professional company, and handle the details of the day to day management in an efficient and cost effective manner, while consistently maintaining a 100% occupancy level.

Without any hesitation, I would recommend Ashurst Niemeyer Property Management as outstanding in all aspects of property management and customer service. We look forward to a long relationship with them."

**Leigh Peters**  
Owner

**SELECT CLIENT PARTNERS**

So Ho Rentals

Boars Head

Berkshire Hathaway

ProHealth Care

My Benefits

Senior Care Pharmacy





# Thank you!

LET'S TALK ABOUT YOUR INVESTMENT

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Contact Us Today!

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