



3 MUST-HAVES for Local Property Managers



McKenna & Vane
PROPERTY MANAGEMENT



It doesn't matter if you're new to the world of real estate investing or if you're a seasoned veteran, finding someone to help you with the day-to-day management of your investment property is a must. A good property management company not only helps newbie real estate investors with the intricate ins and outs of the trade, but they also provide more experienced investors by handling the sometimes- overwhelming workload.

And let's be real, it's all about protecting that precious asset, your investment property.

But how does a property owner go about choosing a property management company? You may ask yourself 'What qualities should I look for when choosing a property management company?'. Well, we like to think that we have the answers to those two all-important questions. Let's get together and discuss your property management needs. We are McKenna & Vane Property Management, and we want to help you manage your real estate investment property.

GOOD THINGS COME IN THREES

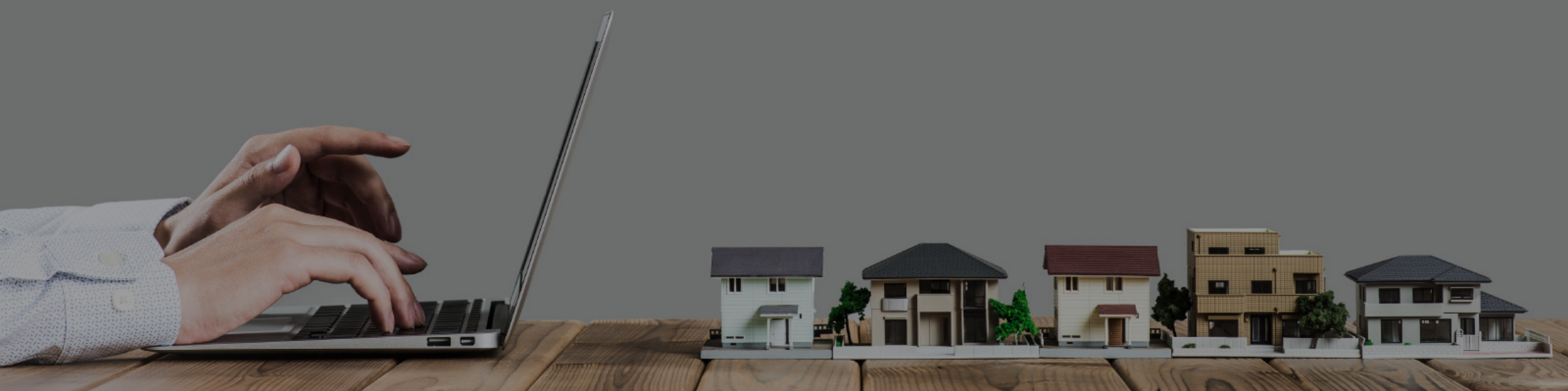
The old saying tells us that 'good things usually come in threes', and the real estate investor to property management company dynamic is no exception. There are three things we feel are 'must haves' for any real estate investor to have when entering into a business relationship with a local property management firm. Let's take a look at each.

1

YOU NEED A PROPERTY MANAGEMENT COMPANY WHO WILL HAVE YOUR BACK.

When dealing with real estate investment properties, as a landlord you need a property management company, or a partner, who will 'have your back'. You need to make sure that you choose someone who can expertly guide you through the tough situations that may arise.

With over 20 years of experience managing investment properties (either ours or those of our clients), the McKenna & Vane Property Management team is uniquely positioned to handle everything from late rent to damage caused by renters to unexpected repairs. We like to take a proactive approach and catch potential problems early before they spiral out of control and become costly. If you're going to spend money on repairing damage it's best to do it early, you know, like the Fram Oil Filter commercial where the mechanic holds up an oil filter and says, 'Pay me now.' and then turns to a car engine being replaced and says, 'Or Pay me later.'



2

TRUST THE LOCAL EXPERTS.

Our primary areas of focus are Columbia, Ellicott City, Frederick, Hanover, and Mt. Airy in Maryland. Having someone local manage your rental property is important because rules and laws in each place might be different. Let us show you some examples.

- Let's say you have to go to Court to collect rent or start an eviction proceeding in Mt. Airy. Not a situation that anyone wants to be in, but sometimes it does happen. In Mt. Airy, you may have to take different steps in the process than if you were filing in Ellicott City or Frederick. Missing a step anywhere along the way could end up costing you some serious money. We take great pride in keeping current on such rules for all the jurisdictions we serve.
- At some point, you may find yourself needing to file for lost rent. But at the moment, you don't have an active rental license or an active lease. Well, guess what? You just lost that money you were hoping to recover. We stay abreast of the various rules and regulations relating to property rental. We could have helped you avoid this unfortunate situation. Again, and we can't stress this enough, paying a property management company like McKenna & Vane now can save you a lot of money and stress later.



3

EXPERIENCE. IT'S WORTH ITS WEIGHT IN GOLD.

Finally, we come full circle now and re-visit the value of precious industry experience. We also offer some other compelling reasons for choosing us as your property management team.

- For over 20 years, we have managed some \$30 million dollars in local-area investment properties owned by clients located not only in the US, but also around the world. Working together with them we have learned a lot, they have learned a lot, and our clients have been able to benefit from the relationship.
- We have been successful because we team up with the best third-party companies for maintenance, repairs, and other tasks. We fully disclose our relationships with these companies so the landlord can rest comfortable that we have only their best interests at heart. No shady deals here.
- A final advertising point—we don't get our fees until our clients collect their rent. We carefully screen prospective tenants and use our experience to ensure that the process of rent collection proceeds as expected. Everyone benefits when things work as expected.

Choosing a property management company to manage your real estate investment is an important decision. Thank you for taking time to view this information, we hope you found it helpful.

So, how can McKenna & Vane Property Management help you today? Contact us today and let's talk about it.

