



Thank you for your interest in our business. We offer *exclusive Full Service Property Management services for properties located in Boise, Meridian, and Eagle Idaho.*

PROPERTY MANAGEMENT IN IDAHO



Be aware that the State of Idaho does not have any laws that require licensing for property management. This means that ANYONE in Idaho can start a company and call themselves “Property Managers”. The National Association of Residential Property Managers (NARPM) has local chapters in Idaho, but basically, if someone wants to join, they just fill out a form and pay some fees. Property management education is encouraged by NARPM but is not required to maintain membership. We believe that any serious property management company will have licensed real estate agents or brokers on staff with active membership in the National Association of Realtors. We encourage you to check into this before you make a decision on who will manage your property.

REAL ESTATE INVESTMENT

We believe that Property Management is actually investment management. When you work with ROW Properties, you are working with a licensed Real Estate Broker with experience in buying, selling and managing investment properties in Idaho. We understand what cash flow is and how to achieve positive results. We offer Proforma tools to look at different investment scenarios so you can see how a property will perform at current rent market rates and we can project present and future cash flow potential.



EXPERIENCE



We are not new to property management. We have over 20 years of property management experience in Idaho and we have managed everything from single family homes to larger apartment complexes and everything in between. Our experience extends beyond residential property management and includes commercial property management (retail, office and warehouse). We use only attorney approved lease documents and use the latest technologies, creative marketing and advertising to get vacant properties rented fast.

QUALITY, NOT QUANTITY.

We strive to provide the very best service at the highest quality possible and we accomplish this by limiting the number of residential properties we manage to just fifty (50) single family homes. By limiting the number of properties we manage, we can consistently provide you with the best possible service and give more attention to your property.



TENANT SCREENING AND RETENTION



There are plenty of great people looking for a home that make awesome, responsible, long-term tenants, but there are just as many that can be nothing but trouble. We provide the most thorough, complete, and personalized tenant screening process available. We conduct credit, criminal background, social security number traces, employment/income verification, and rental history of every applicant looking to lease your property. We do not outsource tenant screenings to anyone else. This allows us to take a personalized, common sense approach to tenant screening that is unique and very effective.

FEES

We do not charge "Set-Up" or "Administrative" Fees and we do not have any hidden fees. Our management fees are strictly based on commission as a percent of collected rents. We use the latest technologies available to keep us cost effective and efficient.

We currently charge **\$75.00** per month or **8%** of gross rent collected (whichever is greater) for single family residential properties we manage. Our rates for commercial properties will vary depending on a variety of factors. Please contact us directly to find out more information on commercial property management services and our associated fees.



MAINTENANCE AND REPAIRS



Maintenance can be one of the biggest cost factors on any property. When we preview a property to be managed, we conduct a walk-through of your property to identify any repairs needed or potential maintenance issues. Preventative maintenance is always less expensive than emergency or urgent repairs. Our goal is to minimize maintenance and repair costs so more income will ultimately flow to the property owner. We keep all invoices and receipts on file for our clients when needed, so we can provide them for refunds, proof of purchase, tax purposes, etc. We are able to keep our maintenance and repair costs down because we have developed great business relationships with all of our vendors so when we receive discounts from them, this savings is passed onto you.

COMMUNICATION

We believe that communication is key and being informed is good and that being surprised is bad. We make a conscience effort to always answer our phones and respond to email as quickly as possible. We are available after hours and on weekends which allows us to respond to prospective tenants looking for rentals as well as clients needing assistance. If maintenance or a repair is required, our clients are informed of the issue, along with the approximate cost so you should never be surprised.



REPORTING AND ACCOUNTING



We require all rents to be received by the 5th day of each month. Rent proceeds are sent out by the 6th business day of the month. We provide monthly accounting of all income received and any expenses deducted for each property we manage. We use specialized property management software (Tenant Pro 7, by Realpage) and Quickbooks software, by Intuit for all of our reporting and accounting needs. This combination allows us to provide a variety of reporting capabilities including detailed monthly summaries, Profit and Loss Statements, Balance Sheets and Operating Statements. At the beginning of each year we provide an annual report, for the previous year that shows all financial activity on your property.

Reports and statements can be emailed, placed online and made available through our secure Client portal, or mailed through the US post office.

ABOUT US



ROW Properties is owned by Kevin Sackett of Boise, Idaho. ROW was originally derived from the words **R**etail, **O**ffice, **W**arehouse when Kevin first started ROW Commercial. As we began taking on residential properties, we decided that ROW was a brand name that contains the attributes we want to convey in our business. The competition row boat in our logo signifies progressive, forward thinking and movement. It also signifies determination, dedication, and hard work. These are the qualities we try to exemplify in our business each in every day with all of our clients, tenants, and vendors. More so, we believe in earning your trust by consistently delivering services that no one else is willing or able to offer.

Our Portfolio:

In addition to managing up to fifty single family residential homes in Boise, Meridian and Eagle Idaho, ROW Properties is currently responsible for managing the following Commercial properties in the Treasure Valley:

Office:

Milan Institute – Nampa Idaho (20,000 sf) (100% occupied)

Plantation Business Center – Boise Idaho (14,400 sf) (90% occupied)

The Courtyard – Nampa Idaho (16,200 sf) (80% occupied)

Cedar Springs Professional Center – Meridian Idaho (17,400 sf) (75% occupied)

Pine Rock Professional Center – Nampa Idaho (3,350 sf) (75% occupied)

Allied General Fire & Security – Garden City, Idaho (20,000 sf) (100% occupied)

Retail:

Mountain West Carwash – Garden City, Idaho (3,700 sf)

Ustick Retail Center – Meridian Idaho (7,200 sf)

If you are interested in our services and would like to find out more, please feel free to call us at (208) 559-0204, send a Fax to (208) 895-8169 or email us at manager@rowproperties.com

You can also visit us on the web at www.rowproperties.com