

PROVIDING REAL ESTATE SOLUTIONS TO INVESTORS IN THE
FOOTHILL COMMUNITIES FOR OVER THIRTY YEARS.



REAL
PROPERTY
SOLUTIONS



- WWW.LANDVIEW.BIZ -

SPECIALIZING IN FULL-SERVICE
APARTMENT SALES, MANAGEMENT, AND MAINTENANCE.

COMPANY BACKGROUND

Landview Properties, Inc. is a full-service real estate office specializing in apartment sales, management, and maintenance. We have been providing knowledgeable real estate solutions to our



clients for over thirty years in the Foothill Communities. Landview has an excellent reputation for offering a valuable service to our buyers, sellers, owners, and tenants.

As a result, we receive a significant portion of our business from referrals and repeat business. We pride ourselves in our ability to help resolve real estate challenges for property owners, while maximizing their return on investment.

Landview Properties offers a variety of valuable services which operate under three main divisions:

- **Property Sales**
- **Property Management**
- **Property Maintenance**

When these divisions are used together, Landview can help you purchase a property, manage, and maintain the building in optimal condition. Then, when the time is right, we can assist you with marketing your property for sale. Our knowledge and understanding of these three important aspects of real estate, can help investors make wise decisions that result in a profitable future.

PROPERTY SALES

Landview Properties, Inc. was originally founded in Glendora as a small family-run Real Estate Sales office in 1962 and later incorporated as Landview Properties, Inc. in 1989. As our business has progressed over the years, we have continued to operate with the same core values we were founded on. Our agents have thrived by providing excellent service and attention to all of our customers. Our current team of Real Estate brokers and agents have a solid understanding of the Foothill Communities and years of experience in the industry. They are committed to their profession and have stayed current in a continuously changing Real Estate Market. Landview's team of sales professionals will provide you with sound advice and would be happy to assist you with all of your residential, commercial, or investment real estate needs.

"We can provide potential buyers with a unique perspective."

Landview Properties has continued to evolve over time to better meet the needs of our customers. Our property management division, which has grown significantly over the years, has allowed our sales professionals to become experts when it comes to residential investment real estate. Due to our strong understanding of what it takes to maintain a profitable long-term investment, our agents can provide potential investors with a truly unique perspective. This knowledge in the industry can help guide our buyers to make an investment that will result in a profitable future.



Our niche in the industry can give you peace of mind when purchasing an investment property.

- **Building Condition:** We can help you recognize future expenses by effectively analyzing the current condition of a property including building materials, equipment, existing floor plans, property amenities, and the value they provide to future tenants.
- **Location:** We can provide insight as to locations that have shown to be difficult to maintain or rent.
- **Surrounding Area:** We understand that the condition of surrounding buildings and how they are being maintained affects your property value and desirability to potential tenants.
- **Local Schools:** We understand that performance of school districts adds value to tenants.

PROPERTY MANAGEMENT

Our property Management division was originally created as a result of meeting the needs of our valued customers. Our database of managed properties has grown significantly over time; however, our main objective has always remained the same. We strive to minimize vacancies, reduce expenses, and increase profits for our owners. We have an excellent track record of accomplishing this by obtaining quality tenants and maintaining properties in optimal condition.

SERVICES PROVIDED:

- ✓ Actively manage the property to maintain its highest value
- ✓ Minimize downtime of vacated properties (advertising, cleaning, repairing, etc.)
- ✓ Draw up all rental agreements and disclosure forms
- ✓ Collect sizeable security deposits for maximum owner protection
- ✓ Deposit all collected money in separate BRE audited trust accounts
- ✓ Schedule all maintenance work
- ✓ Supervise all work completed on the property
- ✓ Pay all property related bills, mortgage, insurance, and repairs
- ✓ Provide monthly computer-generated reports to the owners outlining all expenses and collections
- ✓ Assist owners with preparing paperwork for refinancing or tax reporting
- ✓ Knowledgeable advise on ways to increase the value of a property.

Benefits of partnering with Landview:

- **Qualified Tenants:** We will screen all applicants for credit, income, and employment verification in an effort to provide you with quality tenants.
- **In-house Maintenance:** Our in-house maintenance team allows us to provide routine maintenance at a cost savings while giving us the opportunity to foresee future property expenses before they occur.
- **Minimize vacancy time between tenants:** Having our general contractors license and our own maintenance team allows us to prioritize work to reduce the amount of time a property sits vacant between tenants.
- **Regular Inspections:** We will conduct all move-in/move-out inspections and annual health and safety inspections.
- **Legal documents:** We prepare lease agreements and provide all mandated legal notices in an effort to protect our owners from potential legal battles.
- **Marketing:** We will market your investment property using a variety of resources including: internet sites, flyers, the MLS, and through our steady phone calls of interested tenants.
- **Professional Showings:** Our experienced sales professionals will highlight your property to interested tenants.
- **Secure Accounts:** We collect and hold security deposits and all rent received in our BRE regulated trust account.
- **Monthly Reports:** We distribute monthly owner's checks and computer-generated financial reports to our owners.
- **Record-Keeping:** We maintain all original receipts attached to the month that bills were paid. This is always available for owner's review upon request.

*Management fees are established after a consultation and review of the prospective property.

**Monthly management fees will range from 4-10% depending on the number of units.

PROPERTY MAINTENANCE

Landview Properties holds a general contractors license while also having an in-house maintenance division. This unique aspect allows us to maintain properties at the highest value possible while at a minimum cost to our owners. Over time, we found that outside vendors were often too busy to complete small jobs in a timely manner. Our experienced maintenance staff can quickly repair most plumbing, electrical, and small construction projects. We can also prioritize jobs to help reduce down time between vacancies.

Services most common to our maintenance team.

MISCELLANEOUS	ELECTRICAL	PLUMBING
<ul style="list-style-type: none"> • Kitchen and bath remodels • Doors • Windows • Garage door hardware • Vinyl flooring • Tile work • Fascia board replacement • Sprinklers 	<ul style="list-style-type: none"> • Light switches • Electrical Outlets • Garbage disposals • Breakers • Interior/exterior lighting • Stove and heater ignitions 	<ul style="list-style-type: none"> • Garbage disposals • Drains • Faucets • Supply lines • Angle stops • Water heaters • Plumbing leaks

*This list highlights our most common maintenance requests. Our maintenance team is not limited to the list above.

Fee Schedule:

In-House Labor

- Management Client Rate (average rate).....\$28 to \$36 an hour
- Service Charge: \$35 (per job)

Trusted Vendors/Outside Contractors

- Our crew of trusted vendors are used for some specific jobs and special projects. (This may include carpet cleaning, painting, tree trimming, major plumbing tasks, etc.)
- When an outside vendor is required, our owners are charged at the cost we are billed.

LANDVIEW PROPERTIES, INC.

IS A PROUD MEMBER OF THE
FOLLOWING ORGANIZATIONS.



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903 E. Route 66, Suite B, Glendora, CA 91740
Office: 626.914.5771 Fax: 626.914.5775 www.landview.biz