

# ARMI

*Property Management Specialists*



Full Service Real Estate  
Management.





## Proven.

### Owner Quotes:

“ARMI has been able to successfully manage both our commercial and residential properties. We like the detailed reports we receive from them each month.”

-Tony T.

“When an issue arises with my property, you [A.R.M.I.] give me solutions, not problems.”

-Robert T.

“Your dedicated staff has given me peace of mind.

Thank you.”

-Kevin C.

## What is A.R.M.I.?

Austin Realty Management (A.R.M.I.) is a leader among local Real Estate management firms. Our primary goal is to use our years of experience to convert your home into an income generating rental property while effectively managing your investment at the same time.

We are a team of managers who operates your most important investment, your home, as if it were a business. Unlike other Real Estate firms, our relationship with our Owners does not end when the contract is signed. To us, this is just the beginning. We pride ourselves in our knowledge of the local real estate market, our commitment to our core strength of real estate management, and our ability to help our Owners realize the return on investment that they deserve, by leasing, managing, and retaining qualified tenants in your property.

If you are a seasoned homeowner who wants to generate cash flow from your property, or are eager to make your first Real Estate investment, A.R.M.I. can be there with you, from beginning to end.

**A.R.M.I. generates income from your property.**

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## What sets A.R.M.I. apart?

When selecting and managing an investment property, it is important to have a team on your side with the knowledge and experience that has been proven, time and time again. Our family-owned company has been helping our investors for over 15 years. We are able to succeed in Real Estate management because it is our main focus. Even though we are a team of Real Estate Brokers and Agents who are licensed to sell Real Estate, we are not driven by our sales numbers. Rather, we are driven by the satisfaction our Owners get when their property is managed effectively, and the returns they wanted are realized.

**A.R.M.I. is committed to you.**

# What services does A.R.M.I. provide?

## **Property Exposure & Marketing**

In addition to having a dedicated staff that can respond to interest in your property, we also list your property on the Multiple Listing Service so that every Realtor in the area has the ability to find, and show, your property. On top of that, we market your property in almost every medium available. This includes, but is not limited to the following:

- Newspaper ads
- Local publications
- Our own website ([www.armiva.com](http://www.armiva.com))
- Homesdatabase.com
- Realtor.com

**A.R.M.I. finds you tenants.**

## **Property Valuation**

We are experts in our field. We conduct a thorough comparative market analysis (CMA) every time we sign with a new owner. We set rent at the market value so you don't lose money due to vacancy because the price was too high, or see less coming in each month because the price was too low.

**A.R.M.I. makes sure you get what your home is worth.**

## **Tenant Screening & Management**

At A.R.M.I., we conduct a rigorous screening process on each applicant to ensure we are getting the best tenant possible for your property. After we find that tenant, we are the one and only point of contact for any issue they may have. This means you do not deal with the day-to-day headaches of being a landlord. If conflict comes up, we resolve it, and advise you of how we solved it.

In addition to our screening process and day-to-day management services, we provide the knowledge and the ability to enforce the rules and regulations of the Virginia Residential Landlord Tenant Act (VRLTA) and Federal & State Fair Housing Laws. This ensures that you as the Landlord, don't accidentally violate any laws, and neither does the tenant.

Most importantly, if a tenant does not comply with the lease, we take every step the law will allow to ensure the provisions of the lease are enforced.

**At A.R.M.I., good tenants = good income.**

# Services...

## Maintenance & Inspections

We treat each property we manage as if it were our own home. We do this not only by repairing your home when a problem occurs, but also through periodic inspections to prevent problems before they occur.

We have established and maintained a loyal team of vendors and contractors that can repair and maintain every square inch of your house. This means no cold-calling contractors when a repair is needed, no haggling over a price, and no frustration over the quality of work. Our contractors are affordable, reliable, and most importantly, get the job done right the first time.

As mentioned, we look after a property to spot potential problems early on. We achieve this by conducting written move-in and move-out inspections to document the current state of a property as well as perform inspections twice a year to ensure the provisions of the lease are being adhered to once the tenant has moved-in.

Additionally, we perform unannounced spot checks and frequent exterior assessments throughout the term of the lease. This assures that each tenant will be responsible for leaving the property in the condition that they found it.

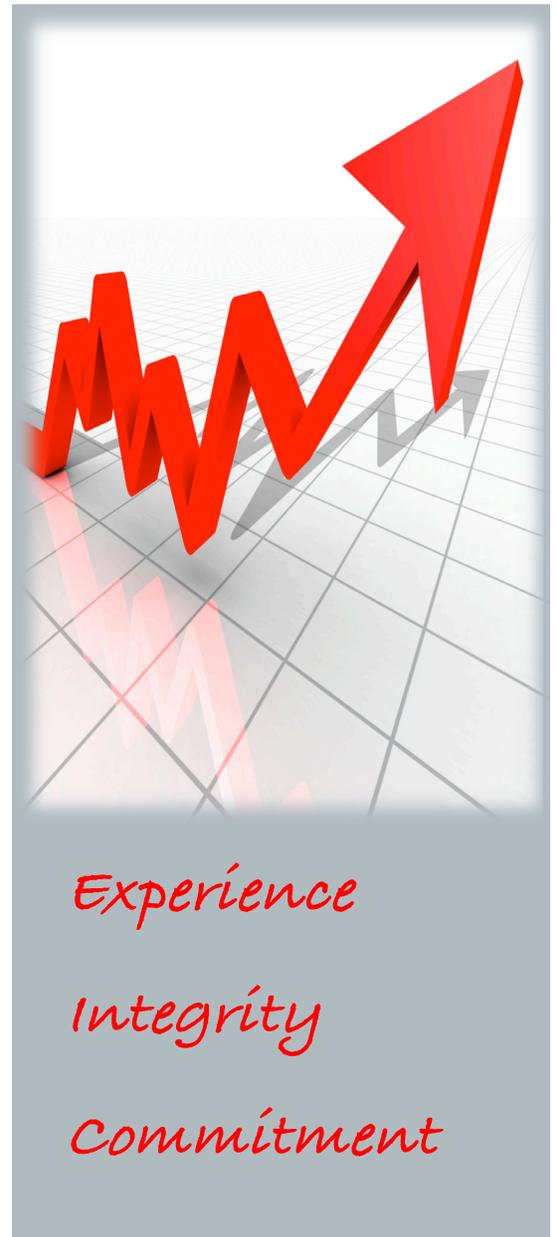
**A.R.M.I. maintains and protects your property.**

## Accounting

A.R.M.I. is a full service property management firm, right down to the dollars and cents of your property. We perform all of the bookkeeping chores for you. We collect rent, pay repair bills, and can even arrange to have your monthly mortgage paid through your rental income.

Our convenient monthly statements provide you with a full, itemized record of all transactions as they relate to your property. Additionally, our end-of-year statements simplify the job of tax preparation for you, and your accountant, by detailing all the transactions on your property in one easy-to-read statement. We prepare and submit a 1099 MISC form showing the total income and expenses generated from your property over the course of the year.

**A.R.M.I. makes it easy to understand the financials of your investment.**



## Can I afford to have a Property Manager on my side?

Simply put, you can't afford not to. At A.R.M.I., We are not only your property managers; we are also your business partners. We don't earn money on your real estate investment unless you do.

The cost of our work is paid off through the value added to your investment by our property management expertise. Whether it is through fewer vacancies, increased cash flow, a reduction in maintenance expense, or mitigation of tenant damage, A.R.M.I.'s number one goal is to increase your return on investment.

Most importantly, we free you from the investment that is supposed to work for you, and not the other way around. A.R.M.I. has a dedicated staff that is available to deal with any issue that may arise with your property, 24 hours a day, 7 days a week. We deal with problems, so you don't have to.

**A.R.M.I. allows you to get back to doing the things that matter most.**

"Shifting demographics will swell the ranks of people who will rent, not buy, housing over the next five years."

- Barron's Magazine

"A pitfall that many landlords face is that they fail to treat their rental property as a business. This is a business; more important, it's your business. And it should be treated like a business."

-Bryan M. Chavis

(The Landlording Academy)

"One of the major advantages of hiring a professional property management company is that you no longer have to invest copious amounts of energy and time in your property. When you have a property management company you trust, you let them take care of your asset and they send you the returns"

- Ken McElroy (Rich Dad Advisor)

# ARMI

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*Professional. Local. Responsive.*

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