

Do You Own  
Investment Real  
Estate?



Property Services Network Inc.

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## Sales and Marketing

**Determine Value:** PSN will evaluate the seller's property and prepare a comprehensive unbiased market price analysis in order to determine competitive pricing.

**Site Assessment:** PSN will accompany the owner through the property in order to advise the seller on how to make the property more presentable and in turn more marketable. Information will be gathered to determine actual and potential return on investment (ROI).



**Internet and Digital Marketing:** Photos of the property will be taken and input to the MLS, company web-site, third party web-sites and printable medium which includes e-mail able brochures / post cards.

**Print Marketing:** Brochures, post cards, spread sheet showing (ROI) will be distributed to real Estate professionals and consumers.

**Signage:** Place a for sale sign on the property

**Negotiate:** PSN will be there for the seller for consultation services, will prepare or review the necessary paperwork and disclosure forms and will act as an intermediary or liaison between buyer / buyers broker and seller.

**Facilitate:** Schedule and arrange buyer and agent appointments and provide all feedback to the seller. PSN will make sure that all the buyers contingencies are satisfied, attend all inspections, arrange for a final water reading, obtain smoke and carbon monoxide certificates, schedule, coordinate and attend closing.

**Customizable services:** Offered on a fee for service basis.

**INVESTMENT PROPERTY  
FOR SALE**

# Planning, Consulting and Buyers Brokerage

PSN will evaluate an investment property . We can determine if costs can be minimized, evaluate current rents in order to determine if they are at or above fair market value, evaluate if capital improvements are needed and hypothecate how these forces affect the return of an Investment property.

**1031 Tax exchanges:** Take advantage of this tax law to “buy up” and exchange what you have for a bigger, more profitable investment property.

**Buyer brokerage:** We concentrate on our clients needs and utilize an aggressive approach to pursue client specific investment objectives and conduct property specific financial analysis to determine fair market value.

# Remodel, Maintain and Service

**Contracting:** We at PSN have the ability to coordinate and oversee exterior and interior renovations. We offer basic “in house” services when tenants vacate which may include cleaning, rubbish removal and minor repairs needed for the new tenancy. We also perform light to extensive unit remodeling. PSN will prepare a detailed proposal for work to be performed.



**Emergency Repairs:** We have the contacts and the expertise to react in a timely manner. We will either perform the work in house or oversee sub- contractors .

# Rentals and Leasing

**Initial Evaluation:** Property and unit inspection. PSN will conduct a needs assessment and offer property specific recommendations.

**Marketing:** Advertise the unit in local newspaper, on line and on the MLS until the unit is rented or leased. Digital photos will be taken and incorporated onto the MLS and company web site. PSN will create a unit specific hyperlink which can be emailed to prospective tenants highlighting the unit for rent.



**Showing:** PSN will show the unit to prospective tenants and provide feedback to property owner.

**Tenant application and tenant screening will include:**

- Credit Check: credit score, 7yrs of financial record, collection and charge off, bankruptcy.
- Social Security Search: verify a match
- 7 yrs national address Search
- Sex Offender Registry
- Eviction- Statewide court eviction search
- Employment verification

**Document Prep:** Prepare all tenant at will, lease agreements and disclosure forms. PSN will collect and account for funds and facilitate full execution of agreements between the landlord and prospective tenant.



## Who is Property Services Network Inc.

*We are a Real Estate Sales and Service company that cater to the needs of the Investment property owner. We have well over 16 years of professional Real Estate experience . We have the depth and breadth of experience necessary to handle all of your investment needs.*

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