



4829 Coronado Pkwy • Cape Coral, FL 33904
Phone: (239) 542-2710 • Fax: (239) 542-3253 • www.douglasrealty.net

Dear Owner / Investor,

I am pleased to offer you our property management service, with over fifteen years of collective experience and seven years personally our organization is well established and excited to include your investment property in our existing portfolio of nearly 800 units throughout the Mississippi Gulfcoast and Southwest Florida. We provide a professional service to you and the residents alike to gain client satisfaction and property retention for years to come. Outlined below are a few of the benefits of hiring a property manager and more specifically our team:

- We receive 400 to 500 rental inquires per month as result of our monthly marketing campaign.
- We may presently boast 85% occupancy of our available rental units while leasing an average of 35 units per month.
- Our fees are performance based resulting in higher rental rates and shorter vacancy periods.
- Our specialized departments manage each aspect of your property from accounting to maintenance and utilities.
- We free up your time for more important pursuits such as new investments or simply time with the family and friends.

We invite you to review our standard management contract digitally available by visiting our website at www.douglasrealty.net/mgmt and welcome any inquires concerning our services. Our Property Administrator, Dee DeCastris, is always available to further assist you, she may be reached toll free 1-888-208-5129 or via email ddecastris@douglasrealty.net

I appreciate this opportunity to introduce our organization and for your consideration of selecting our team as your property management company!

Respectfully yours,

A handwritten signature in black ink, appearing to read "C Painter".

Christopher Painter
Director of Property Management