



*simplify. maximize. freedom.*

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559.325.4718

DRE License #01441277



## Company Profile

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The principals of Neighborhood Property Management (NPM) have been providing full service professional management of residential real estate for over twelve years, from single family homes to larger apartment communities. Over that time we have developed an extended team of trusted vendors which are leveraged for the benefit of our clients without additional markups.

As owners, investors, and managers, our comprehensive approach aims to maximize the performance of your real estate investment in the short term while preserving the asset for the long term. We are committed to partnering with property owners who want to provide well maintained living environments for their residents. This business philosophy leads to higher performance, stability and pride of ownership. NPM has the targeted focus of only managing where we live and have gained local market expertise which consists of property limited to the Fresno and Clovis Metro Area.

Franklin Spees is a principal at NPM with a diverse background in real estate. He holds licenses in California as a real estate broker and attorney and has been consulting, managing, and investing in residential properties for over a decade. Lisa Spees, also a principal with NPM, has been overseeing the company's leasing and operations since it began. Lisa also applies her Masters in Social Work on a daily basis in addition to her detailed and business minded approach. The principals of the company hold a variety of memberships including the National, State and Local Associations of Realtors, as well as a certified member of the California Apartment Association as a Certified California Residential Manager (CCRM).

The company preserves the ability to offer competitive management fees (ranging from 6-8% of gross collected rents) by taking full advantage of the latest tools and technologies the industry has to offer without compromising quality or effectiveness. The majority of our residents these days use the internet and our online software to search, apply, submit work orders and pay rent—all online. Many of our leases are even executed electronically when convenient. Paper alternatives are of course still available upon request. We are able to reduce our overhead and become much more accessible to our residents and owners while keeping our overhead low and passing the savings on. For property owners, this allows for an excellent way to track progress of a turnover, monitor rent payments, and receive full accounting reports which are easily created and downloaded as PDFs. We regularly hear that accountants are very pleased with the annual reports they receive.

Beyond the education, experience, and latest industry tools, what distinguishes quality property management inevitably comes down to communication and accessibility. NPM prides itself on frequent dialogue and establishing clearly defined expectations with its residents, as evidenced by our nearly thirty page lease package. Additionally, our company is accessible by phone, email, texting in addition to our online tenant portal, 24 hours a day.

Thank you for your interest in our property management services and we look forward to the opportunity to work with you.

# Neighborhood

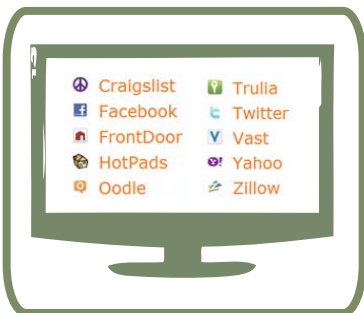
# PROPERTY

# MANAGEMENT

**Simplify.**  
**Maximize.**  
**Freedom.**

Neighborhood Property Management can help you find the right tenants, keep your costs low, all the while preserving your valuable asset.

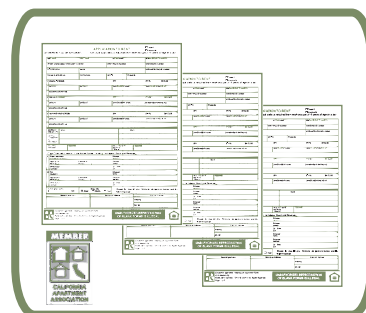
## We take care of it all...



**Advertise**



**Screen**



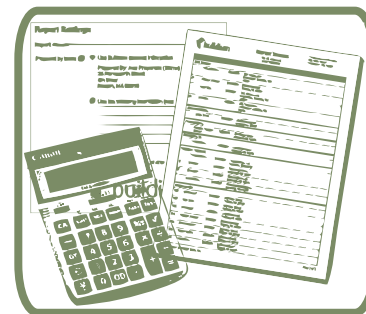
**Lease Package**



**Maintenance**



**Accessible**



**Accounting**

[www.ManageFresnoProperty.com](http://www.ManageFresnoProperty.com)

559-270-6776



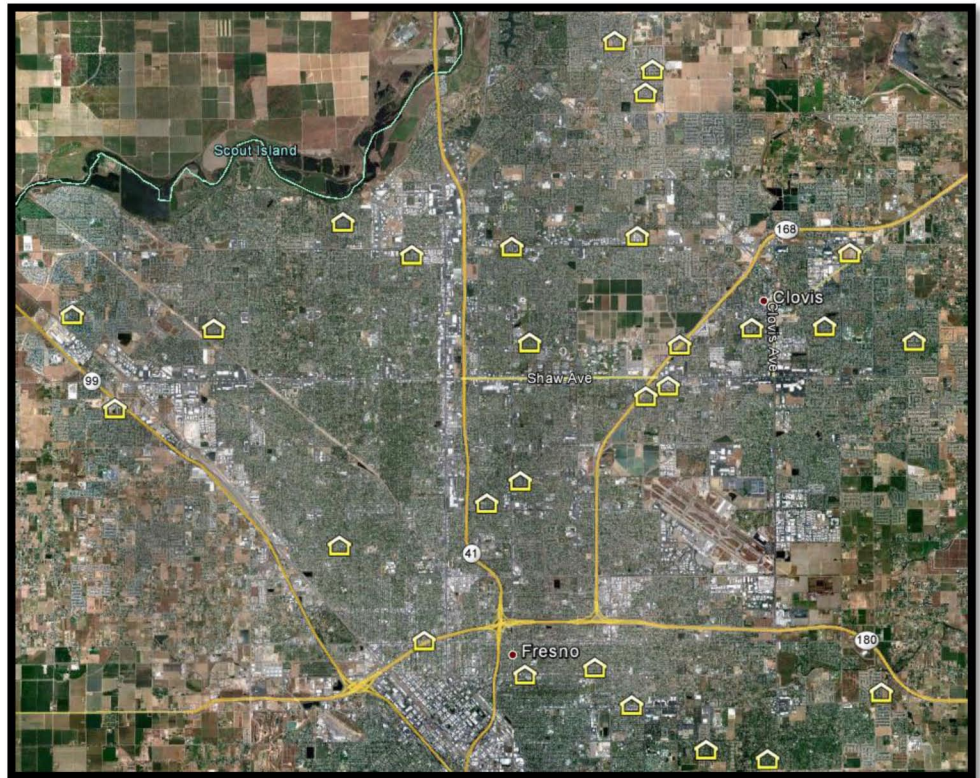
## Company Affiliations & Locations

### Professional Affiliations, Licenses and Certifications

California Apartment Association  
Fresno Apartment Association  
National Association of Realtors  
California Association of Realtors  
Fresno Association of Realtors  
California Certified Resident Manager (CCRM - April 2012)  
Licensed Attorney - State Bar of California (#227726)  
Licensed Real Estate Broker - Dept. of Real Estate (#01441277)  
LEED Accredited Professional, United States Green Building Council  
Licensed Clinical Social Worker (LCS #23154)  
Lowell Community Development Corporation, Executive Committee Member

#### Map of Fresno & Clovis, CA

Neighborhood Property Management manages all types of residential property throughout the cities of Fresno and Clovis as depicted by the locations on the map.







- Investors & Property Owners
- Company Services & Strategies Overview
- Landlord Legal Blog
- Investment Strategies

- Residents & Owner Portal
- Available Rental Listings
- Applications, Pay Rent, Work Orders, Reports
- Map Of All Properties Managed



Home About Us Contact Landlord Legal Blog Investment Strategies Owner/Resident Login

# Neighborhood property management



**Aspen Meadows**

## Multifamily Apartments

Experience is critical with larger real estate assets. Let Neighborhood Property Management maximize your returns without compromising your standards and preserving your investment. On-site management, accounting, maintenance... we provide the full service.

- Available 24/7 for emergencies
- Cloud Management Software
- Apply, Pay Rent, Reports Online
- Aggressive Online Marketing
- Trusted Team of Vendors
- Maximize Rents & Preserving Asset
- Licensed CA Broker & Attorney

Free Rental Property Assessment

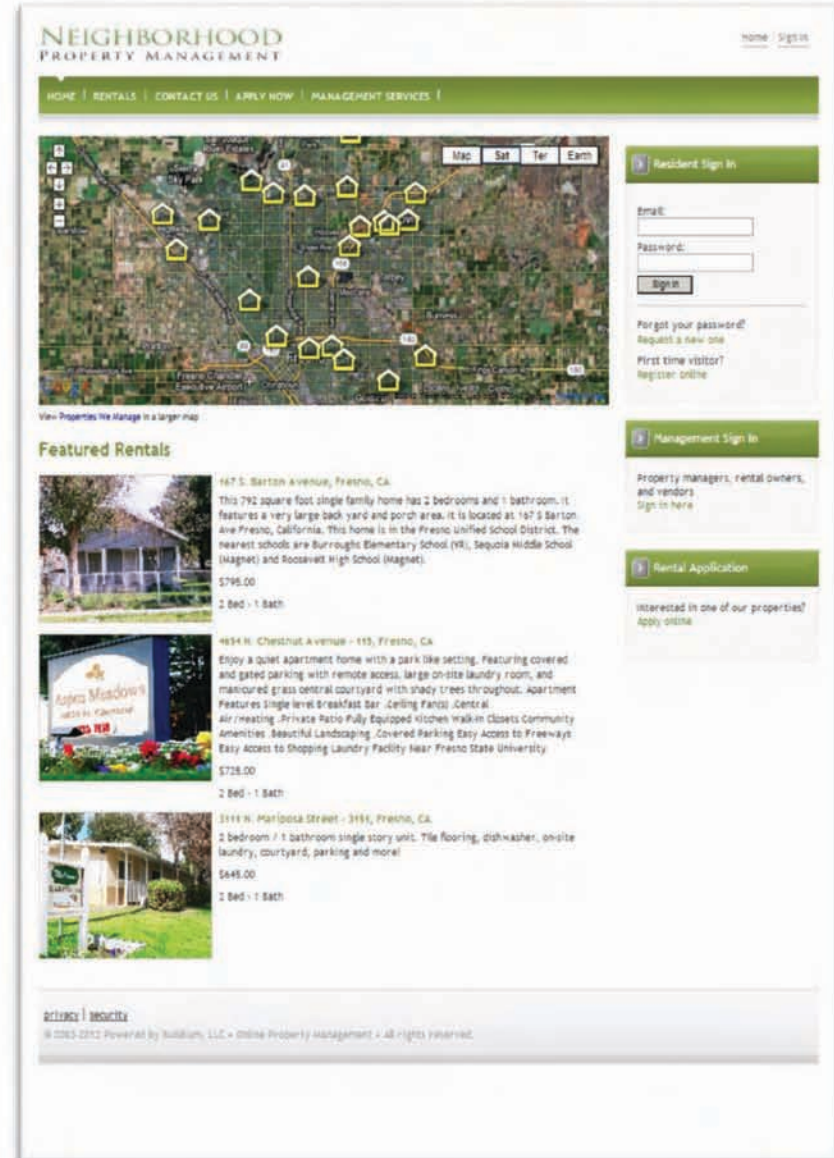
Free Downloads: professional services summary

Contact Us Today To Have Your Property Professionally Managed

**559.325.4718**

[info@neighborhoodpm.com](mailto:info@neighborhoodpm.com)


Logitech ScanLife DocuSign buildium



NEIGHBORHOOD PROPERTY MANAGEMENT

home | sign in

HOME | RENTALS | CONTACT US | APPLY NOW | MANAGEMENT SERVICES



View Properties We Manage in a larger map

### Featured Rentals

167 S. Barton Avenue, Fresno, CA  
This 792 square foot single family home has 2 bedrooms and 1 bathroom. It features a very large back yard and porch area. It is located at 167 S Barton Ave Fresno, California. This home is in the Fresno Unified School District. The nearest schools are Burroughs Elementary School (VR), Sequia Middle School (Magnet) and Roosevelt High School (Magnet).  
\$795.00  
2 Bed - 1 Bath

4934 N. Chestnut Avenue - 113, Fresno, CA  
Enjoy a quiet Apartment home with a park like setting. Featuring covered and gated parking with remote access, large on-site laundry room, and manicured grass central courtyard with shady trees throughout. Apartment Features Single level Breakfast Bar, Ceiling Fans, Central Air/cooling, Private Patio Fully Equipped Kitchen Walk-in Closets Community Amenities Beautiful Landscaping Covered Parking Easy Access to Freeways Easy Access to Shopping Laundry Facility Near Fresno State University.  
\$735.00  
2 Bed - 1 Bath

3111 N. Mariposa Street - 3151, Fresno, CA  
2 Bedroom / 1 bathroom single story unit. Tile flooring, dishwasher, on-site laundry, courtyard, parking and more!  
\$645.00  
2 Bed - 1 Bath

1 Resident Sign In

Email:

Password:

Sign In

Forgot your password? Request a new one

First time visitor? Register online

2 Management Sign In

Property managers, rental owners, and vendors Sign in here

3 Rental Application

Interested in one of our properties? Apply online

services | security

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## Marketing Strategies

At NPM, our primary method of marketing and driving traffic of prospective renters is through a variety of online advertising websites, many of which are listed below. To date, we have achieved tremendous success in developing free ads with wide online syndication and distribution and have not had to charge even a dollar to our property owning clients.

Additionally, as an established management company with a critical mass of doors under management, we are able to field and re-direct inquiries to make them aware of all of our available listings. And of course, word of mouth. We have relationships with a variety vendors, real estate agents, business colleagues, friends, and family that drive additional referrals toward our company. In challenging markets, we make recommendations to our owners to offer a variety of incentives and concessions

Lastly, we continue to invest as a company in the search engine optimization (SEO) of our own NPM websites, which capture traffic from renters who find us through search engines such as Google, Bing and Yahoo.



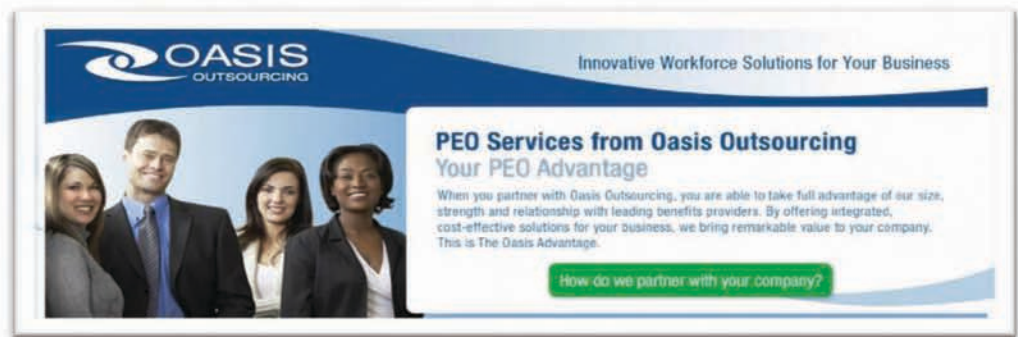


## Employment & Human Resources

Many of our larger property owning clients require the services of employees and on-site managers. For example, under California law, a manager, janitor, housekeeper, or other responsible person must reside at a rental complex in which there are 16 or more apartment units (California Code of Regulations Title 25, Section 42).

As a part of our full service management to our property owning clients Neighborhood Property Management offers a complete and legally compliant employment strategy. In an effort to further insulate property owners, NPM has partnered with a third party Professional Employer

Organization (PEO) to engage and manage your resident on-site manager and other full time employees by providing the following services:



### Human Resources

This partnership provides all of the HR consultation and cost-effective solutions to assure legal compliance with federal and state employment laws and shielding property owners from the hassle of administrative tasks. Additional structure will also be established through specific job descriptions and an employee handbook.

### Payroll Administration

This service also ensures that the resident on-site manager as an employee is paid correctly and on time, every time. This includes federal and state tax withholdings, legally required reporting, time keeping, and disclosures. This is all provided under the stringent guidelines of SAS 70 Type II certification.

### Risk Management

Our strategy further establishes and maintains a safe work environment. As the property owner, you will be completely relieved of full liability for your on-site managers worker's compensation. We utilize an A+ rated insurance carrier, and a team of underwriters, loss control specialists and claims managers consisting of experienced, trained and knowledgeable experts.

Please feel free to ask us additional questions about your specific situation and how we can assist by assuming all of the responsibilities and headaches of your employment issues.



Rental Agreement

Tenant Insurance Recommendation

Resident House Rules

Smoking Policy

Move In-Move Out Sheet (photos)

Lead Based Paint Disclosure (pre-1978)

Pest Control Notice

Preventative Mold Addendum

Pet Policy Addendum

Satellite Dish & Antenna Policy

Spare The Air - SJVAPCD

Unlawful Activity