

Discover our commitment to:

SERVICE
INTEGRITY
TRANSPARENCY
DILIGENCE



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Property Management Services

J Bowen & COMPANY
REAL ESTATE

Experience exceptional property management services with J Bowen & Company, where our core values of Service, Integrity, Transparency, and Diligence guide our every action.

Our comprehensive pricing structure, full-service maintenance, experienced team, and advanced software platform make us the ideal choice for managing your valuable investments.

Contact us today to learn more about how we can help you achieve your real estate investment goals.



Service is our Signature.

PRICING STRUCTURE

Our pricing structure is designed to provide value and flexibility to our clients.

INITIAL ASSESSMENT

\$65 per unit (for multi-family properties with over 4 units, the charge is \$195 for all units up to 25 units).

NEW OWNER ONBOARDING

\$400 per owner entity and \$25 per occupied unit. No charge for vacant units.

MONTHLY MANAGEMENT FEE

Single Family Homes: \$88 per month

Multi-family Units: \$68 per unit per month

No charge for vacant units, units under renovation, or units currently being marketed. Charges apply to occupied units only.

Our management fee structure is designed to be cost-effective for higher rent rate homes, with the percentage decreasing as rent increases.

For example:

For a single-family home that rents for \$1,000 per month, the management fee is 8.8%.

For a single-family home that rents for \$3,000 per month, the management fee is 2.9%.

LEASING SERVICES

We collect 100% of the first months rent up to \$1,750. This is paid directly to our agents for leasing and documentation. Our properties are syndicated to over 100 websites and apps, putting them exactly where prospective tenants look. (Premium Marketing Services are available at Client Request that include virtual tours, floor plans and staging)

Lease Renewal and Documentation Fee:

For each renewal cycle or for initial documentation collection where information is insufficient, we charge \$150.



OUR COMMITMENT

At J Bowen & Company, we are dedicated to providing top-tier property management services to our clients. Our core values – Service, Integrity, Transparency, and Diligence – drive our commitment to our clients, residents and our community, ensuring that your investment is managed with utmost care and professionalism.

We offer a comprehensive pricing structure and service package tailored to meet the needs of all property owners, from single-family homes to multi-unit complexes.



WITH J BOWEN & COMPANY, YOU CAN
TRUST THAT YOUR INVESTMENTS ARE IN
THE BEST HANDS.

FULL SERVICE MAINTENANCE AND RENOVATION SERVICES

We work with skilled vendors to offer full-service maintenance and renovation services for your property. You receive access to original invoices and estimates on all services.

Services Include:

- 24-hour emergency maintenance services.
- A sliding scale markup on maintenance items, starting at 20% and decreasing based on the final price of the invoice, with a minimum of 10%.

STATE-OF-THE-ART SOFTWARE PLATFORM: RENTVINE

Our software platform, RentVine, ensures seamless property management accounting and communication between owners and tenants.

RentVine offers:

Real-time reporting with custom settings for owners to view relevant information. Resident portals for rent payments and maintenance requests.

FULL-TIME REALTORS® FOR LEASING, INVESTMENT AND DISPOSITION:

Our team of full-time, full-service REALTORS® handle all leasing and are ready to assist with purchasing new investments or disposing of properties that no longer align with your goals.