



FLUID PROPERTY MANAGEMENT, LLC

MANAGEMENT THAT'S FLUID



PROPOSAL



“

Protecting your investment starts with **managing it the right way.**

Most owners separate property ownership from
day-to-day management.
We believe they should work together.

— FLUID PROPERTY MANAGEMENT



THE COMMON PROBLEMS



Lack of personal real estate investor knowledge base



Not placing relationships and communication as a priority



Nickel and Dime up-charging



Sub-par seamless technology



Lack of transparency to owners and tenants



Not keeping up with market trends and research



Have cracks, or lacks of a vetting process resulting in possible future issues



Utilize in house, non-licensed maintenance technicians, with no transparency of costs



FLUID
PROPERTY MANAGEMENT

OUR SOLUTION



Strengthening relationships with trusted contractors, tenants, owners and servicers



Selecting the most convenient ways of communication



Transparent flat rate fees



Research-based market trends



We are real estate investors who understand from experience what it takes to be successful



We fully vet each applicant and stick to the criteria outlined and agreed upon



Utilize only licensed technicians. Upload all receipts into owners portal for transparency and bookkeeping practices



FLUID
PROPERTY MANAGEMENT

GREAT PROPERTY MANAGEMENT...

is not just a way to protect an investment from failure, and to help it grow more valuable each passing year.

It is about giving families and friends a beautiful and secure place to stay, while knowing **we have their backs.**

We plan on doing both!



WHY OWNERS CHOOSE FLUID



MORE SAVINGS

No hidden fees. No surprises.



OWNER-FOCUSED

Built by investors. We get it.



BETTER SERVICE

Transparent. Responsive. Reliable.

FEATURE	FLUID PROPERTY MANAGEMENT	TYPICAL COMPETITORS
Onboarding Fees	✓ NO	✗ Often Yes
Maintenance Call Fees	✓ NO	✗ Often Yes
Eviction Processing Fees	✓ NO HIDDEN CHARGES	✗ Often Yes
Investor-Owned Experience	✓ YES	✗ Not Always
Lease / Tenant Placement	✓ FLAT \$100	✗ 50-70% OF 1 MONTH RENT
Early Termination Fee	✓ NO	✗ Often Yes
Long-Term Contracts	✓ NO	✗ Often Yes
Maintenance Markups	✓ NO	✗ Often Yes

NO CONTRACTS. JUST RESULTS.

We earn your business every month.

Our simplified fee structure



Management Fee = 10%

- Inspections
- Maintenance
- Accounting
- Management
- Vender and Tenant Communications
- Much more...



Leasing Fee = \$100.00

- Lease and Documentation
- Initial Inspections
- Listing Property
- Showings and Screenings
- Coordinations
- On-boarding Tenants
- Much more...

OUR SIMPLE PROCESS

Owner Onboarding Made Easy



NO LONG-TERM CONTRACTS
45-day notice. No termination fees.
We earn your business every month.



LEASING & TENANT PLACEMENT

Fast leasing. Better tenants. Strong communication.



LEAD MANAGEMENT

Weekly updates on showings, leads & applications.



LEASE EXECUTION

Digital lease signing and smooth move-in coordination.



RENEWAL STRATEGY

Annual renewal analysis and pricing strategies to protect your returns.



PROSPECT COMMUNICATION

Clear, timely communication to maximize conversions.



RESIDENT ONBOARDING

Walk-throughs, portal setup, move-in guidance & expectations.



**WE DON'T JUST FILL VACANCIES —
WE PROTECT YOUR INCOME.**



MAINTENANCE THAT PROTECTS YOUR PROPERTY

Fast response. No markups. Full transparency.



PREVENTATIVE INSPECTIONS

6-month inspections to catch issues early.
HVAC filters, smoke alarms, plumbing checks.



OWNER APPROVAL CONTROLS

Non-emergency repairs require your approval
over your set threshold (\$300.00).



NO VENDOR MARKUPS

You pay real vendor pricing.
No hidden fees or added markups.



LICENSED & INSURED VENDORS

All vendors are licensed, insured,
and carefully vetted.



EMERGENCY PRIORITY RESPONSE

Urgent issues handled quickly with clear
communication and owner updates.



MOVE-IN / MOVE-OUT DOCUMENTATION

Detailed photos to document condition
and reduce future disputes.







**WE SOLVE PROBLEMS
BEFORE THEY BECOME EXPENSIVE.**







SMART TECHNOLOGY. REAL-TIME CONTROL.

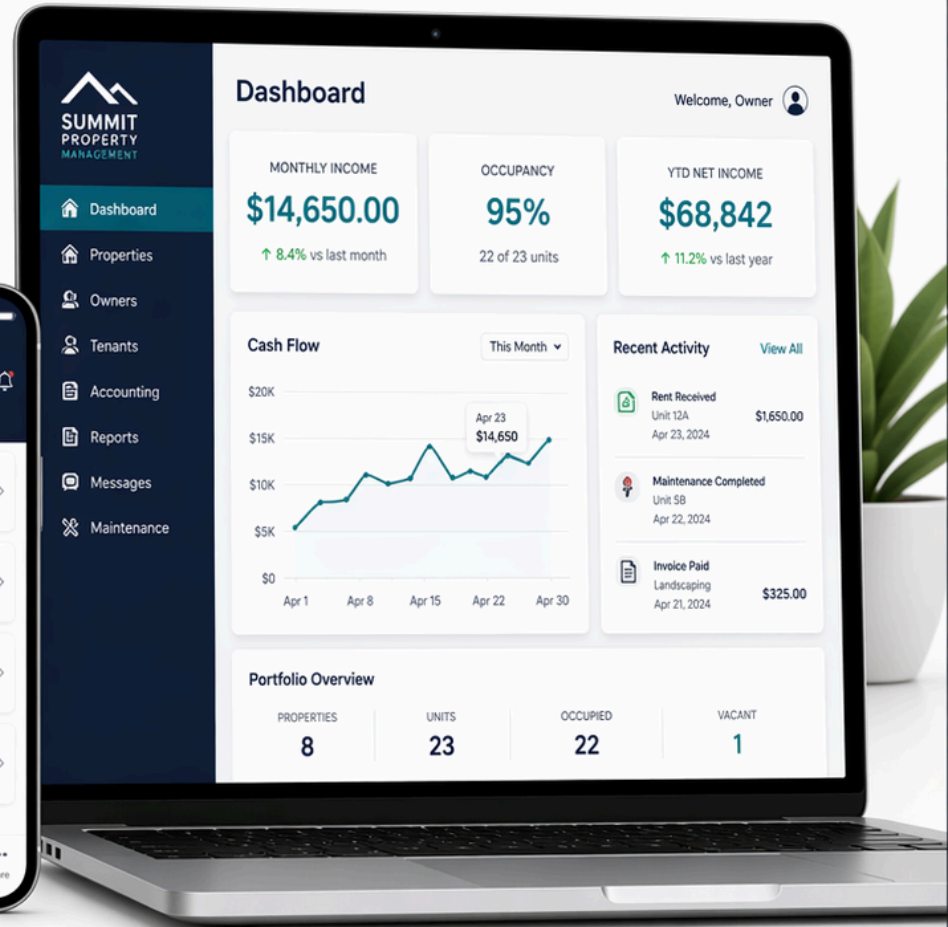
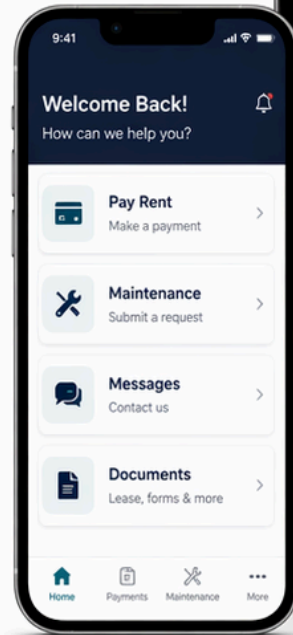
Owners and residents stay connected 24/7.

FOR RESIDENTS

-  **SECURE ONLINE PAYMENTS**
Pay rent quickly and securely from any device.
-  **AUTOPAY OPTIONS**
Set it and forget it with flexible recurring payments.
-  **SUBMIT MAINTENANCE REQUESTS**
Report issues and attach photos with one click.
-  **DIRECT MESSAGING**
Communicate directly with our team in real time.

FOR OWNERS

-  **VIEW INCOME IN REAL TIME**
See performance and cash flow anytime, anywhere.
-  **ACCESS INVOICES, REPORTS & 1099S**
All your financials organized and available 24/7.
-  **MOBILE ACCESS ANYWHERE**
Your property data at your fingertips on any device.
-  **FAST COMMUNICATION**
Instant updates and responses when you need them.



**TRANSPARENCY BUILDS TRUST.
TECHNOLOGY MAKES IT EASY.**



**SECURE
& RELIABLE**



**SAVE TIME
EVERY DAY**



**BETTER DATA
BETTER DECISIONS**

PEACE OF MIND PROPERTY MANAGEMENT

More freedom. Less stress. Better results.



24/7 ACCESS

Access your reports, invoices & statements anytime, from anywhere.



REPAIRS HANDLED

Non-emergency repairs completed without interrupting your day (with an agreed upon cap).



TRUSTED VENDOR NETWORK

Strong relationships with quality vendors save you time and money.



BETTER TENANTS. STRONGER SYSTEMS.

We find great tenants and manage every detail to protect your investment and returns.



NO LONG-TERM CONTRACTS

We earn your trust every day.
Stay because you want to.



**WE HANDLE THE HEADACHES
SO YOU CAN ENJOY OWNERSHIP.**



PROTECTING
YOUR INVESTMENT



SAVING YOU
TIME



MAXIMIZING
YOUR RETURNS



THANK YOU FOR CONSIDERING FLUID PROPERTY MANAGEMENT

We'd love the opportunity to earn your business.



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fluidpropertymgmt.com



Serving Manhattan, KS
and Surrounding Areas



**NO LONG-TERM
CONTRACTS**

Stay because you want to,
not because you have to.



NO HIDDEN FEES

Transparent pricing.
No surprises.



NO VENDOR MARKUPS

You pay vendor pricing.
We don't add to it.



**VETERAN OWNED
& OPERATED**

Integrity, discipline, and
service you can trust.



CALL OR EMAIL TODAY FOR A FREE RENTAL ANALYSIS.

Let's talk about how we can protect your investment and maximize your returns.

*We make
it fluid.*