

Professional Real Estate Sales and Property Management



FULL SERVICE PROPERTY MANAGEMENT

- 14 touch inspection system ensuring that the property is being taken care of i.e., lawn is being watered and taken care of in the summer and the property is adhering to the rules of tenancy, (typically 12 physical drive-by's and internal presence 2x times per year).
- No Maintenance Markups! We screen our vendors thoroughly and make sure that they provide us with up to date license and insurance requirements (if applicable). Agreed upon set monetary limit with Owner to not do repairs without their authorization.
- Detailed monthly management statement created and stored by a professional cloud based Property Management Accounting Software program.
- Concise end-of-year statement provided to the Owner for tax purposes categorizing all income and expenses, plus a Form 1099.
- Ongoing communications with Owner to notify of property conditions and forward them receipts of all work performed.
- Manage eviction proceedings if necessary.
- Detailed Resident check-out process, where we hold Resident accountable to high standards for maintenance/cleaning during their stay and we have high expectations that we enforce of how to leave the property.
- Extensive credit, criminal, sex offender list and rental background checks.
- State of the art contract system for easy access to esigning of all lease documents, disclosures, lead based paint, mold, rules, etc.
- Detailed video of the property prior to Resident occupancy.

Top 7 reasons why Rob Ertman is the best Real Estate Broker for you

1. Excellent communication with Rob throughout your real estate experience and/or transaction. Rob specializes in Real Estate and is here for you full time!
2. Experience is worth its weight; Rob has been a licensed Real Estate Broker in Denver since 1995 and that translates into better results for you along with the confidence of knowing you're in good hands.
3. Rob is a Real Estate Broker who represents your best interests as a client and who is a trustworthy professional.
4. Up-to-date on the market, education and current real estate trends.
5. Personable and can skillfully deal with others while also exhibiting excellent communication skills.
6. Rob is a go-getter with the ability to problem solve along the way and handle the unknowns that arise in the process. Rob is ahead of the game and willing to be proactive as opposed to reactive to situations.
7. You can count on Rob to meet your obligations in a timely manner consistently and does what he says he's going to do.

Mission Statement



My mission is to deliver the highest quality real estate services to the consumer while at the same time creating an environment where ethics, professionalism and community service thrive. I will accomplish these objectives and goals through five culture points: Growth, Relationships, Integrity, Passion, and Boundary-less Thinking. If you understand and believe in these standards, Rob Ertman is the Real Estate Broker for you. I look forward to forming a relationship with you through these principles.

Seller and Buyer Representation

Selling your home

- Selling a home is more complex than ever. You need an experienced Real Estate Broker that can help you navigate rapidly evolving real estate markets and help you overcome complicated regulations, contractual obligations and timelines that you will inevitably encounter throughout the process of selling your home.
- Rob is aggressive and knows how to position a home for a quick and effortless sale.
- Rob knows the market and knows how to stage and price homes to appeal to the right demographic.



Buying your dream home

You are ready to make, what is likely, the single largest financial transaction of your life and now you need an experienced real estate advisor to help you along your journey. Rob will help you find your dream home at the best price by identifying desirable or "trending" areas, having a strong knowledge of housing inventory levels and a keen awareness of buyer sentiment. Using a dedicated buyer's agent is the only way to protect your interests and properly engage with a seller's agent.

Proudly serving the Front Range including Denver, Boulder, Colorado Springs and Fort Collins.

A One-stop Shop for Investors, Buyers and Sellers Rob Ertman, Broker/Owner of Colorado Real Estate Sales and Property Management, has been a licensed Broker in Denver since 1995.

Recognizing that many customers in the marketplace were frustrated by a lack of good service and communication with most Property Management companies, he started his company with the goal of placing these needs first.

Colorado Real Estate Sales and Property Management provides a full service one stop shop for investors, buyers and sellers. The philosophy behind Rob's business is simple "We believe the best way to manage residential investment assets is by keeping them in a clean and updated condition. This in turn generates higher market rents, faster leasing and quality satisfied residents, thereby increasing the assets appreciation." Rob's property management goal is to make sure your house looks like a home when you take it back, and not a rental. "We understand that the bottom line is important for our investors and we do not mark up charges for performing repairs and all work is done at cost," Rob said. "Additionally we drive by the property monthly to make sure the lawn is being watered and the home is being maintained properly while trying to make an internal presence 2x per year in a non-invasive way."



The Sign of Excellence



"If you are thinking of Buying, Selling, or Investing...WE CAN HELP!"

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Testimonials

Colorado Real Estate Sales and Property Management was a true one stop Real Estate Brokerage. Rob Ertman managed my rental property in Lone Tree for 2 years and then successfully sold the home when I was ready. Rob coordinated and oversaw all maintenance from carpet, plumbing, handyman service and getting the exterior siding repaired and painted. If you require good communication skills and full service then I recommend Rob Ertman and would rehire him again.

Steve C.

I have been through 2 other property managers before lucking out with Rob. I don't want to focus too much on my previous 2 property managers, as the intent here is to let you know how pleased I am with Rob. But, I may need to mention the previous property managers in my comparison. From the start, Rob stated and proved to be "on my side". The previous 2 property managers spent my money more freely on things/repairs than they needed to. Rob, on the other hand, scrutinizes repair requests more thoroughly. Along the same lines, he has let my current tenant know what a good rental rate she is getting, and to keep that in mind when it comes to requesting things (and, in my opinion, she is getting a heck of a deal on her rent). The other thing I'd like to mention about Rob is that he is great at communicating! He lets me know right away when there are issues. These 2 items ("being on my side" and communication) are what drove me away from the previous 2 property managers, and drove me to Rob. I am very pleased with Rob and his property mngt service!

David G.

Dear Rob,

Thank you for the awesome job you are doing as my property manager. You made it so easy for me by getting it rented in a week and for more money than I expected. You even found me some quality contractors to get the place updated and professionally cleaned. It actually looked better than when I bought it 12 years ago. Please know that I will be recommending you to anyone who wants to rent their home, especially to people like myself, who are new to the experience. Thanks again for everything

Layton M.

I would like to thank Rob Ertman for managing my Townhome in Littleton for the last 8 years. He was personally available for me whenever I needed anything and managed the property in a very professional manner with no vacancies. He was fair with me on fees and never overcharged for any maintenance fees that were incurred. For anyone who is looking for a great company to manage or sell their properties, Rob Ertman with Colorado Real Estate Sales and Property Management is who I would recommend.

Janet M.