



1751D West Howard #151, Chicago, IL 60626  
Phone 312.804.4996 | Fax 773.338.2638  
[support@distinctivelychicago.net](mailto:support@distinctivelychicago.net)  
[www.distinctivelychicago.net](http://www.distinctivelychicago.net)

## Redefining Property Management

Superb marketing strategies reduce your vacancy times. If we say we will place a tenant, we deliver.

Aggressive management processes that eliminate late rent. We immediately address property and tenant issues and increase owner cash flow by maintaining quality relationships with our tenants. In fact, if our tenants move it's usually because they need more space, and stay within our property portfolio...from rental to rental until they are ready for us to find them a home to purchase.

Tenants and owners can manage their accounts online, right on our website.

State of the art account management system providing owners a full array of reports, complete account and building information and more.

Lowest monthly fee of any Management firm in Chicago; we will always meet or beat any competitor's offer without sacrificing any quality behind our work!

All contracts are customizable.

We take great pride in having all vendors working for us right in house. Should there be any emergency, we have you covered. However, there is no obligation. If you have someone you would like us to work with we are happy to.

### **Importance of Managing Your Investment**

It's a common mistake to think that not hiring a property manager will save you money on the bottom line of your investment.. Because of our experience, proven management processes, and competitive pricing without sacrificing our work, we're able to save you money by concentrating on:

#### **Tenant Placement**

Vacancy time is a critical factor in managing a successful rental property. We solicit suitable tenants in a shorter amount of time than our competitors. This information comes from those who have worked with others, but decided they needed someone more aggressive.

#### **Maintenance and Repairs**

We save time on negotiating the best price because we have quality service teams in place right under our own roof. If you don't have someone you would like us to use, our teams can help and do so at a fraction of the cost because they service all of our properties. This cost savings keeps your tenant happy and your bottom line profitable.

#### **Rent Collection**

We do not allow balances to accumulate. We handle all communication by any means necessary to make sure everyone stays current.

#### **Property and Building Services**

We save our clients money on mandatory seasonal work such as yard maintenance, power washing, and snow removal.