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**INTEGRITY**  
Capital Management, LLC  
Property Management



**Partnership Proposal: Residential**

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# Our Mission

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**To lift the burden of ownership on  
investment property owners in  
Kansas City and offer matchless  
transparency into owner's  
investments**

INTEGRITY CAPITAL MANAGEMENT, LLC



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# Managing & Realizing Your Investment

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# Ownership: A Part-time Occupation

Real estate has long been an ideal destination for investors to realize a stable stream of passive income. Such investments however require regular checkup to ensure that the property's value is preserved during the long-term.

**Property owners** are often required to balance multiple obligations unrelated to the supervision of their investments. That in turn may afford them limited time for the nuances needed to ensure that their properties continue to generate reliable returns over time.



# ICM Core Principles

Integrity Capital Management's objective is to guarantee the preservation of the owner's property over time and secure its continuous cash flow. ICM's operations are rooted in four core principles:

## 1 Maximizing Owner Cash Flow & Investment

- Use of quality leads to minimize vacancy cycle
- Recommend ideal rent rate to assure high attraction and quicker rental agreement
- Ensure tight rent collection process
- Recommend property improvement needs

## 2 Building Positive Tenant Relations

- Build goodwill with tenant to:
- Verify on-time monthly rental payments
  - Minimize property wear, tear, and repairs
  - Secure longer leases, fewer turnovers, and better tenant retention

## 3 Triaging Maintenance & Upkeep Needs

- Address property repairs and upkeep needs in a timely manner
- Engage maintenance staff or proven licensed contractors when needed
- Secure project discounts and economies of scale

## 4 Minimizing Liability & Risk

- Conduct full tenant background and credit histories
- Perform routine inspections to guarantee property's safety and wellbeing to reduce risks
- Recommend liability insurance
- Advise on latest tax benefits and deduction qualifications

# Partnership Objective

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**Integrity Capital Management works to ensure that the trilateral partnership between property owner, tenant, and property manager leads to a mutually beneficial relationship for all parties .**

# Partnership Pledge & Owner Resources

As partners in your property investment pursuits, our trademark is to act not only as your property's manager but also as your trusted advisors. Our goal is to make a habit of exceeding our clients' expectations. We look forward to working with throughout the duration of our partnership, forging a partnership that will be rewarding and fulfilling for all parties involved

**Please use all resources available to contact us for a full presentation and consultation:**



## Website



## Business Card



## Direct



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