

THE PERSONAL TOUCH

MANAGEMENT SUPERVISION

We at J.F. Morgan & Sons, Inc. are personally involved with the management of each and every investment property...you are not taken for granted or lost in the crowd.

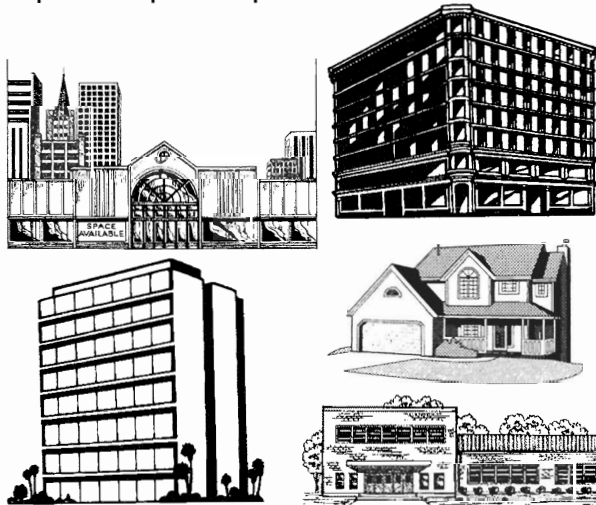
*Enhance Your Property's
Wealth Accumulating Potential*

The professionals at J.F. Morgan & Sons, Inc. can take the headache out of Investment Property. We put our years of management and real estate marketing experience to work for you.

The personal touch applies to all of our property management clients.

Our current management portfolio includes:

- Single Family & Multi-Family Homes
- Apartments
- Industrial Multi-Unit Buildings
- Retail Strip Centers
- Office Buildings
- Condominiums
- Special Purpose Properties



If you have different types of properties in your investment portfolio — we will evaluate your individual situation and design a special program for the management of your properties. Call (440) 942-3121 to schedule a get-acquainted meeting.

TAKE THE HEADACHE OUT OF PROPERTY MANAGEMENT

Managing your own Investment Property can be a headache. There are constant tenant problems that must be solved, repairs to be made, rent to collect, legal problems, accounting and many more odds and ends that must be done...problems that cost you money, take up your valuable time and make you wonder why you invested in property rather than in something else.

MARKETING/LEASING

- Your property will be presented to the largest available rental market to achieve the highest possible rent.

We use a broad range of advertising media including signs, flyers, classifieds and referrals.

- We QUALIFY and SCREEN prospective tenants and perform *credit* and *reference* checks.

LEASE RENEWALS

We handle all negotiations for you with the initial lease and in subsequent lease renewals if your property is handled on this type of service arrangement.

PROPERTY PROTECTION

- We perform *routine* and *spot* inspections on all managed properties. Preventive maintenance recommendations are made after each inspection.

- General *Maintenance* is performed by our in-house staff. We provide to tenants a 24 hr. emergency maintenance phone number. *Special repairs* or *improvements* can be performed by our staff or special tradesman that we regularly use.

- We are familiar with state and city permits required for various types of repairs or improvements.

- We also provide **business and property insurance counseling**. We will analyze the exposure of your investment property to casualty losses and specific liabilities.

Complete Realtor Services Since 1920

RENT COLLECTION

We assure you that all rent is collected on a timely basis. You save time, inconvenience and the occasional hassle of rent collecting. You receive one check from us with your monthly statement.

ACCOUNTING

We keep accurate records concerning your property. You receive an accurate, easy to understand *monthly statement* and at tax time you receive an *annual summary* statement that will enable you to easily complete your tax returns.

Our service includes handling:

- Your Mortgage Payments
- Your Insurance Premiums
- Property Invoices, Expenses and Taxes

LEGAL SERVICES/EVICTIONS

If at any time an attorney is needed, we have qualified experts in the real estate field that can handle the job. Our experience and knowledge of property management and real estate will keep legal fees to an absolute minimum...saving you unnecessary expense.

PROPERTY PURCHASE/SALE

When you desire to increase your investment property holdings or to sell existing property, our knowledge, experience and contacts with other investors will be of utmost help and importance to you.

INVESTMENT COUNSELORS

Investment counselors at J.F. Morgan & Sons, Inc. are experts in all forms of real estate financing - especially *creative financing*. **Lease Options, Lease Purchases, and Land Contracts** are routinely handled by our office.

