
WHY TJC

TJC believes the value proposition of their property management service is delivered in the form of **higher rents, better tenants, and less vacant time.**

The TJC team will eliminate the everyday difficulties of property ownership which will allow you to enjoy more quality time with the ones that matter in your life. By taking care of all aspects of managing your rental property, TJC also helps owners save money, increase productivity and make better choices for your home. TJC has a proven track record of renting properties quickly with the innovative marketing strategy that captures the rental market through high quality advertising on the web as well as local marketing efforts.



ABOUT TJC



TJC has an unparalleled perspective on the real estate market by offering traditional real estate brokerage, commercial real estate and residential property management services.

Since following the early development of both the local sales and rental markets in Stapleton, TJC now manages more than 260 properties (a few of which are company owned) with almost 200 being in Stapleton, Lowry, Green Valley Ranch and Park Hill.

TJC has also expanded to Central and Northeast Denver including Capital Hill, DU, Arvada, Wheat Ridge & the Highlands.

**TJC REAL ESTATE &
MANAGEMENT SERVICES**

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(303)324-6988

www.TJCRealEstate.com

TJC



**TJC Real Estate &
Management Services.**

Serving Stapleton, Park Hill, Lowry,
Green Valley Ranch and Greater
Denver neighborhoods.

Buy. Sell. Rent. Invest.

Your Neighborhood Realtors since 2005.





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Specializing in Central and NE Denver,
we now manage almost 250 properties
(a few of which are company owned).

Condos. Town Homes. Single Family Homes.

fees

LEASING ONLY

- One time fee to equal one month's rent.

PROPERTY MANAGEMENT

- One time fee to equal half month's rent.
- Monthly management fee to equal 10% of monthly rent.
- TJC passes on their maintenance discounts from their vetted vendors to the home owners.



LEASING ONLY vs PROPERTY MANAGEMENT

We offer two services for your investment property. Leasing Only saves you the hassle of marketing the property and vetting tenants. Allowing TJC to manage your property is a great hands off approach of taking care of your property and your tenants while enjoying the cash flow.



	Leasing Only	Property Management
Market Property & Schedule Showings	X	X
Show Property, Screen Tenants & Lease Process by Licensed Realtor	X	X
Copy Keys & Move Tenants In		X
Move In/Move Out Inspections		X
Ensure Utilities are Turned Over		X
Collect Deposits and Rents		X
Meet Vendors and Contractors		X
Vendor Discount and Priority Service		X
24 Hour Maintenance On Call		X
Routine Interior/Exterior Inspections		X
Routine Maintenance/Warranty Issues		X
HOA Liason/Violations/Notices		X
Handle Security Deposits		X
Accounting and 1099's		X
Lease Enforcement		X
Renewal Tenant Process		X