



# Wistar Group

Property Management

**GET TO KNOW OUR COMPANY**

# WHAT WE DO

Wistar Group is a boutique Property Management firm that specializes in **single-family** and **multi-family** properties. Our scalable structure is **easily adapted to fit any size portfolio**.



# CORE VALUES

## **INNOVATION**

Embrace and Drive Change

## **PRIDE**

To be proud in who we are and the work we do

## **INTEGRITY**

We value our long-term prospects rather than short term gains



# MISSION

**To be partners in our stakeholder's best lives.**

*\*Stakeholders are clients, customers, fellow employees and vendors.*



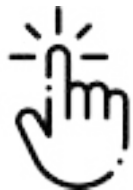
# WHY US



As a market leader in the industry for more than a decade, we have the **experience to efficiently manage your investment properties** affording you the best opportunity for a strong ROI.



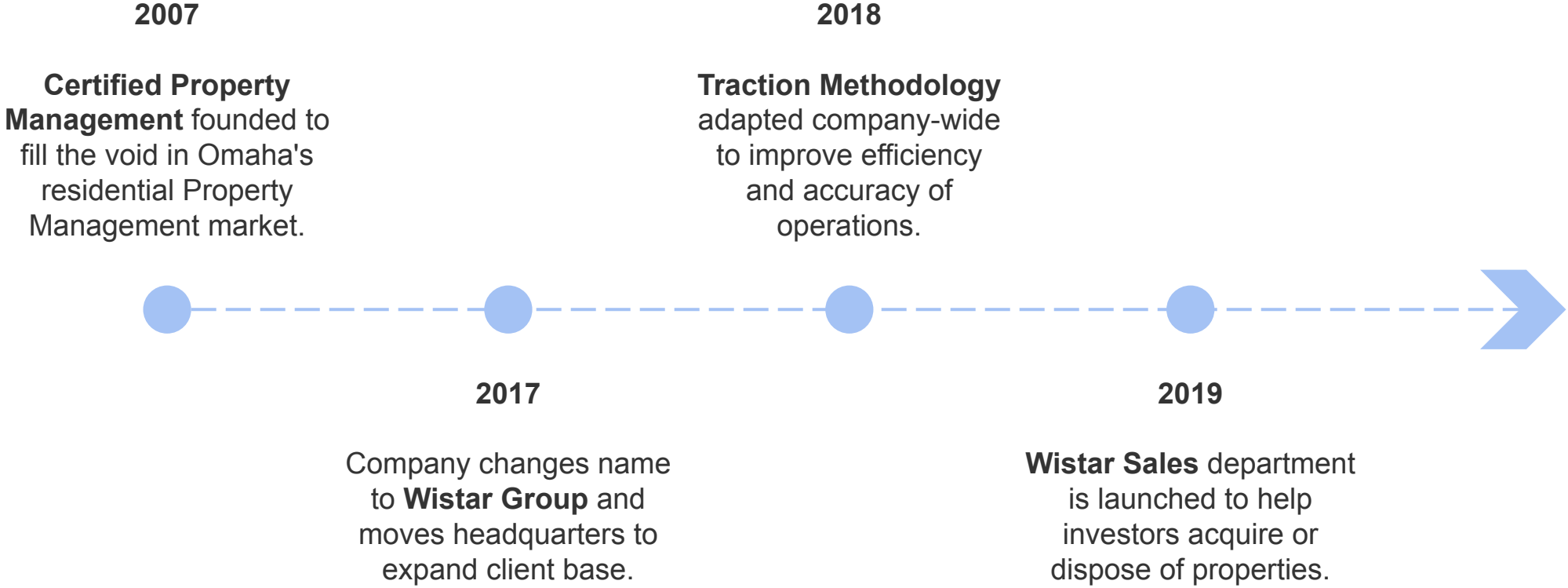
We take our fiduciary duty to our clients very seriously, and know that **our job is to fulfill your financial objectives**. We have streamlined our processes, and invested in technology to reduce costs for our clients.



Our online services offer **complete transparency** so you know exactly how your investment is performing at the click of a button. You can even view the receipts of a maintenance repair online.



# COMPANY HISTORY



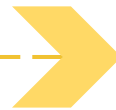
# WHAT MAKES US UNIQUE

## LEASING

Our leasing department is comprised of dedicated leasing agents, resulting in greater showing availability. Under our occupancy guarantee, we'll find a replacement tenant if yours does not stay at least two years.



# PROFESSIONAL PICTURES & VIRTUAL STAGING



Non-professional picture

Professional Picture

Virtual Staging

Exterior + Interior = **\$60.00 USD/property**

**\$24.00 USD/image**





Professional Picture,  
not virtually staged



Professional Picture,  
Virtually Staged



Professional Picture,  
not virtually staged



Professional Picture,  
Virtually Staged



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Professional Picture,  
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# PETS

✓ Pet Station.

✓ Pets allowed under **Pet Screening** criteria: <https://wistargroup.petscreening.com/>

We are able to see the score from 1 to 5 (paws) on each pet profile received. \* Pet owners are not able to see the score.

**Score factors:** Breed, Weight, Vaccination Details.

- 1 Paw: **highest risk** for that pet; 5 Paws **lowest associated risk** for that pet.
- There are no scores for Assistance Animal, only **Recommended** or **Not Recommended**.



**0 paws:** Not allowed unless ESA.

**1 paw:** not approved \* \$65.00 /month.

**2 paws:** not approved \* \$55.00 /month.

\* Exception case by case: If 1-2 paws approved, there is a one-time pet fee added, the fee amount is case by case as well. "Bully breed" dogs not approved, unless they have proper training certificates (Nebraska Humane Society),

**3 paws:** \$45.00 /month

**4 paws:** \$35.00 /month

**5 paws:** \$25.00 /month





# TENANT TURNER SYNDICATION

	FREE OPTION	PAID OPTION	WORKS WITH TENANT TURNER SYNDICATION
ZILLOW GROUP (ZILLOW, TRULIA, HOTPADS)		✓	✓
ZUMPER	✓	✓	✓
APARTMENT LIST	✓	✓	✓
APARTMENTS.COM	✓	✓	✓
HOMES.COM	✓		✓
PADMAPPER	✓		✓
REALTOR.COM	✓		✓
MOVE.COM	✓		✓
APARTMENT FINDER	✓		✓
APARTMENTHOME LIVING	✓		✓
RENT JUNGLE	✓		✓
RENT.COM (RENTPATH)		✓	✓
RENTALS.COM (RENTPATH)		✓	✓
FACEBOOK MARKETPLACE	✓		✓
CRAIGSLIST			MANUAL POSTINGS

✓ 24/7 showing scheduling

✓ Prospect nurturing module.

✓ Tenant Turner publishes to all the major, free listing sites and their networks.

✓ Wistar Group has a paid contract with Zillow Group (Zillow, Trulia, Hotpads) **\$0.94 USD/per day/per property.**



# SOCIAL MEDIA



[@wistargroup](#)


✓ Social media used to drive traffic/prospects to the property.

✓ Boosts on Facebook/Instagram **\$1.00 USD/day/per property.**



# VIDEO TOUR & 360 VIDEO


## VIDEO



1501 Jackson St | Ap...

This video player shows a street view of a modern apartment building. A large play button is centered over the video. The address '1501 Jackson St | Ap...' is displayed at the top. A circular logo with a 'W' and arrows is in the top left corner, and a three-dot menu is in the top right.

## 360 VIDEO



The Market Aparamen...

360°

Move the phone around to view the video in 360 degrees.

The viewing angle is changed by dragging with the mouse.

This 360-degree video player shows a similar street view. It includes a play button and a '360°' label. A circular logo with a 'W' and arrows is in the top left. A three-dot menu is in the top right. A smartphone icon is shown with the text 'Move the phone around to view the video in 360 degrees.' Below it, a laptop icon is shown with the text 'The viewing angle is changed by dragging with the mouse.'

<https://www.youtube.com/watch?v=LiEcCAkWdmA>

<https://www.youtube.com/watch?v=UvGUXCUBMx4>





# WHAT MAKES US UNIQUE

## MAINTENANCE

As a licensed contractor, we can handle anything from minor repairs to complete building renovations, often times for less than a third-party vendor.

- ✓ **Personality surveys**
- ✓ **Interviews with workmanship**
- ✓ **At least three years of experience**





Wistar Group  
Home Services



**Wistar Group**  
Home Services



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Home Services





Wistar Group

Lancaster Flats after renovations:

<https://www.youtube.com/watch?v=RzOHq5Phq80>



**Wistar Group**  
Home Services

# WHAT MAKES US UNIQUE



## **MANAGEMENT**

Our Property Managers are Licensed Real Estate Agents who exclusively manage properties. This results in greater oversight and higher portfolio profitability.



# SCREENING PROCESS - AA CLASS

## CLASS AA PROPERTY

- All applicants must have a **credit score > 700**
- **No negative credit items** allowed.
- We will have to run a **social security number**.
- **Rental verification**- must be an institutional landlord, canceled checks or copies of money orders.
- Your income will have to be **4 times greater than the rent**.
- **No Cosigners** allowed.



# SCREENING PROCESS - A CLASS

## CLASS A PROPERTY

- All parties must have a > **650 credit score**.
- Credit scores down to 600 are considered with an institutional **landlord reference**.
- No past due credit balances > **\$2500**
- We will have to run a **social security number**
- **Rental verification** must be an institutional landlord, canceled checks or copies of money orders.
- Your income will have to be **3 times greater than the rent**.
- **Cosigners are accepted for credit only**. Combined income must be 5 times the amount of rent when using a cosigner.



# SCREENING PROCESS - B CLASS

## CLASS B PROPERTY

- Primary Applicant needs a **credit score > 600**
- Credit scores down to 550 are considered with an institutional **landlord reference**.
- No past due credit balances > **\$2500**
- We will have to run a **social security number**.
- **Rental verification**- must be an institutional landlord, canceled checks or copies of money orders.
- Your income will have to be **3 times greater than the rent**.
- **No Cosigners allowed**.



# SCREENING PROCESS - C CLASS

## CLASS C PROPERTY

- No past due credit balances > **\$3500**
- We will have to run a **social security number**.
- **Rental verification**- must be an institutional landlord, canceled checks or copies of money orders.
- Your income will have to be **2 1/2 times greater than the rent**.
- **No Cosigners allowed**.



# WHAT MAKES US UNIQUE



## **PORTFOLIO GROWTH**

Whether you are buying or selling property, our experienced sales team can help. Our track record of sourcing off-market properties will help you build a legacy that you can be proud of.





# REFERENCES

References tailored according to each owner's situation.

**\*Available upon request.**



# Q&A

- Transition date
- Length of contract
- Onboarding contact
- Expectations - What the success looks like?



# LET'S START SOMETHING GREAT TOGETHER!

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*General Manager - Integrator*

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