



Investing with Confidence

Third-Party Property Management

Why Third-Party Property Management?

Third-party property management firms provide specialized expertise, resources, and systems that streamline the operational complexities of multifamily properties. By partnering with a professional management team, owners and developers can:

Focus on Core Investments:

Freeing up resources from day-to-day management enables owners to focus on portfolio growth, acquisitions, and development, while leaving operational execution to trusted experts.

Optimize Financial Performance:

Experienced property managers use data-driven strategies to control expenses, increase occupancy rates, and maximize rents, all of which contribute to a stronger bottom line.

Reduce Compliance and Regulatory Risks:

Multifamily real estate faces evolving regulations and tenant requirements. Third-party managers help ensure regulatory compliance and reduce legal exposure by staying ahead of changes.

Enhance Tenant Satisfaction:

Positive tenant experiences drive retention and stability, which directly impact a property's reputation and financial performance.



For multifamily owners and developers, third-party property management offers an array of strategic benefits—from operational efficiencies and cost savings to enhanced tenant experiences and compliance assurance. By leveraging the expertise and resources of a dedicated property management firm, owners can focus on their core investment goals while ensuring that day-to-day operations are in capable hands. In a competitive market, third-party property management is an invaluable asset in maximizing returns and achieving long-term success.



Value Adds

of Third-Party Property Management

- **Establishing, monitoring and maintaining effective** property management policies and procedures within each property we manage.
- **Planning, directing and overseeing** daily operations of each property.
- Coordinating onsite staffing to include recruiting, hiring, training and development of **cohesive management teams**.
- **Consistent and relevant** training for all on-site and support staff members.
- Developing and administering of **annual budgets, income forecast preparation and cost projections per property**.
- **Monitoring all aspects** of leasing, marketing, cash flow management, collections, reports and record management for each asset.
- Sourcing and qualifying vendors and suppliers and negotiating sales and lease agreements to **ensure the best products and services** for each community/owner.
- Conducting property inspections and internal systems audits to **ensure quality pricing and service levels**.
- Monitoring changing market conditions while maintaining high occupancy levels, implementing rate increases, and developing appropriate marketing strategies to **maximize each property's operations**.

WE ARE CLIENT-DRIVEN AND SERVICE ORIENTED



Customized Financial Reporting

Our internet based, institutional quality software system offers the advantages of real time data, universal availability and reports tailored to the needs of management, supervision and ownership. OneSite is the industry leader in web based property management software. It features back office accounting and real time visibility into the rental operations and financial activities.



National Affiliations

Burlington Capital Properties is an Accredited Management Organization (AMO) which is the highest level of recognition given to real estate management firms. Conferred by the Institute of Real Estate Management (IREM), the AMO designation is reserved for the nation's top management companies.



In-House Creative Services

Our exclusive in-housing marketing group helps to assure our materials are unique and that our needs are met quickly as well as creatively.



Enhancing Your Multifamily Investment

Operational Efficiency and Cost Control

Third-party management firms leverage economies of scale to reduce costs in areas like maintenance, repairs, and vendor management. Their established networks with contractors, suppliers, and service providers help secure favorable pricing, directly benefiting property owners.

In-Depth Market Knowledge and Leasing Expertise

Property management firms bring deep market insights to determine optimal rental pricing, based on competitor analysis and local trends. They implement effective leasing strategies to maintain high occupancy and reduce vacancy loss, enhancing revenue stability for owners.

Advanced Technology and Reporting Systems

Third-party managers often invest in robust technology platforms that streamline rent collection, tenant communications, and maintenance requests. These systems provide owners with real-time data and analytics, offering transparency into property performance and aiding in data-driven decision-making.

Risk Management and Legal Compliance

Multifamily properties are subject to local, state, and federal regulations that can be costly to navigate without dedicated expertise. A third-party management team stays informed of regulatory changes, ensuring compliance to mitigate risks and reduce potential legal expenses.

Improved Tenant Relations and Retention

Property managers focus on cultivating positive tenant relationships by maintaining open communication, prompt responses to maintenance requests, and fostering community engagement. This commitment to tenant satisfaction increases lease renewals and minimizes turnover, which reduces vacancy and lowers re-leasing costs.



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A Tradition of Trust

Burlington Capital is an alternative investment management firm that creates and pursues innovative business ventures through its experience, knowledge and relationships in the areas of real estate, agricultural services and business transitions. We are committed to successfully developing and managing these unique business opportunities for institutional, private and public partners. Our established history of success can be attributed to our vision – to seek and recognize new investment opportunities in the rapidly changing global economic climate.

This vision is still part of our business philosophy today. Located in Omaha, Nebraska, our entrepreneurial team believes in the ability to combine traditional and new investment structures to achieve the desired balance between risk and reward, while maintaining a Midwestern work-ethic and strong values of integrity. Our ability to turn today's challenges into tomorrow's opportunities reflects our commitment to our long-term investors and partners.

Burlington

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