



**TRIKE
PROPERTY
MANAGEMENT**
Clean, Quality, Comfortable & Affordable
Apartments Of All Sizes All Over Town

MANAGEMENT FEE STRUCTURE

6% Of the Monthly Gross Income

Monthly Management Fee – Not To Exceed

8 units	6% of Gross	<u>Not To exceed</u>	\$ 350.00	monthly charge
16 units	6% of Gross	<u>Not To exceed</u>	\$ 700.00	monthly charge
24 units	6% of Gross	<u>Not To exceed</u>	\$ 1,050.00	monthly charge
32 units	6% of Gross	<u>Not To exceed</u>	\$ 1,400.00	monthly charge
40 units	6% of Gross	<u>Not To exceed</u>	\$ 1,750.00	monthly charge
48 units	6% of Gross	<u>Not To exceed</u>	\$ 2,100.00	monthly charge
56 units	6% of Gross	<u>Not To exceed</u>	\$ 2,450.00	monthly charge
64 units	6% of Gross	<u>Not To exceed</u>	\$ 2,800.00	monthly charge
72 units	6% of Gross	<u>Not To exceed</u>	\$ 3,150.00	monthly charge

Plus Maintenance * (see price sheet for schedule of rates) - Below

Plus Rental Commission

There is a \$50.00 additional charge for each apartment rented.

\$350.00 a month for an 8-unit property is just over \$10.00 a day!

Can you hire someone with 24-hour on call service to run your property for less?

**Trike Property Management
Services Offered
Call 332-5500**

Maintenance Fees / Rates

It is our preference to have our fees and rates reflect our true costs rather than increase or add on additional surcharges, fuel charges, excessive trip charges and other types of annoying fees. Therefore we charge a nominal trip charge fee of \$10.00 per work order. Our rates for maintenance and evictions are shown below:

<u>Services Offered</u>	<u>Rates</u>
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Common Area Maintenance	\$20.00 per man hour (Hallway cleaning etc.)
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Inside Apartment Cleaning	\$20.00 per man hour
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Handyman services	\$22.50 per man hour
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Carpentry jobs	\$27.50 per man hour
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Minor Plumbing jobs	\$27.50 per man hour
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Minor Electrical jobs	\$27.50 per man hour
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Beeper Response	\$30.00 per man hour (after hours and weekends)
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Snowplowing	\$55.00 per man hour
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Painting	In most cases we can paint an average apartment including the ceilings; that requires only minor patching as follows:
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<u>Average Apartment Price Range</u>	
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<u>Efficiency</u>	<u>\$199.00 - \$299.00 (est.)</u>
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<u>1 Bedroom Apt.</u>	<u>\$299.00 - \$499.00 (est.)</u>
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<u>2 Bedroom Apt.</u>	<u>\$399.00 - \$599.00 (est.)</u>
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<u>3 Bedroom Apt.</u>	<u>\$499.00 - \$699.00 (est.)</u>
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All of the above prices are for labor only. All paint and materials are extra. Prices for painting reflect one coat. Most paint jobs contracted out.

Evictions*	\$75.00 flat rate * Plus cost of summons, service etc. Some restrictions apply.
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Management Fee:	6% of Gross Income + Rental Commissions (\$50 per rental)
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All prices are subject to change.