

★ ABOUT MAINSTAR

MainStar Realty & Management is a property management and brokerage company that was formed to help individuals, companies, and organizations invest in real estate. Beginning as Poteet Realty Group (PRG) in 2016, we have since grown to manage several homeowners' associations as well as residential rental properties in and around Middle Tennessee. We strive to deliver information, direction, and expertise that will provide investors with the necessary resources and confidence to make an informed decision. We ask pertinent questions; we listen to your responses; and we react to your needs.

★ WHAT WE DO

As your property manager, it is our goal to maximize your return on investment. We don't only maintain your property, we help you appreciate its market value.

★ OUR OBJECTIVE

We are here to provide the resources and platform to assist investors in all three aspects of investing – buying, selling, and managing real estate assets. Investing in real estate can build wealth and provide income for you and future generations of your family. Whether you are a beginning investor or have a sizable portfolio, it is important to have the resources to enable you to make sound decisions. MainStar would like to aid in any manner that will help you accomplish your goals, which is why in addition to property management, we also offer portfolio consulting and brokerage services.

★ CONTACT US

Reach out to us through phone, email, or in person at our Brentwood office. Our team is eager to chat with you about your investment needs.




MAIN  STAR
— REALTY & MANAGEMENT —

**BUILD WEALTH.
PROVIDE INCOME.**

 **Visit us at** 127 Franklin Rd, Suite 330
Brentwood, TN 37027
Mon-Fri, 10am-2pm

 **Call us at** 615.549.8900

 **Send us an email at**
steve@prginvest.com

 **Visit our website**
mainstarrealty.com

INVESTOR SERVICES

OUR PROPERTY MANAGEMENT SERVICES ARE AIMED TO MAINTAIN AND PROTECT YOUR PROPERTY.

- We schedule and provide professional, affordable, and timely maintenance services as needed.
- Leave it to us to address concerns, resolve issues, and maintain a positive relationship with your tenants, contractors, and vendors.
- Larger projects are conducted via bidding process, using approved vendors for maximum value.
- We minimize market-ready turn-arounds to reduce vacancy rates and increase revenue.
- Our quarterly inspection program ensures professional, bonded technicians inspect the property to note damage or maintenance issues, which are then reported to the tenant and the owner.

BEST-IN-CLASS LEASING PROGRAM

- Effective marketing and advertising to gain exposure to potential tenants
- Thorough background and qualification checks to meet lessee standards of income, employment, credit reporting, rental history, pet restrictions, and occupancy
- Annual lease price analysis to maintain maximum market rates
- Adherence to all Tennessee and Federal leasing and housing laws
- Lease renewal process geared to maintain quality tenants in-place, keep vacancy rates low, and revenue loss to a minimum

WE KEEP YOU UPDATED WITH INVESTOR REPORTING.

- By sending out monthly Investor Distribution Statements, you stay informed on cash flow and expenses.
- Funds are distributed via ACH or check by the 20th of each reporting month.

THE MAINSTAR PROCESS FOR REAL ESTATE INVESTING



BROKERAGE SERVICES

- Detailed price analysis to determine market value
- Strategic marketing to maximize exposure of the property to targeted buying groups
- Professional development of marketing materials to showcase the property
- Accurate property underwriting to show projected returns for potential buyers
- Contract development and negotiation to executed agreement
- Communication and follow-up until closing

PORTFOLIO CONSULTING

- Assistance with defining objectives for your real estate portfolio
- Establishment of a plan to build the portfolio, complete with success goals
- Suggestions for diversification of property mix as well as ancillary service providers, such as financing, tax, and closing agents
- Monitoring actual yield vs. anticipated yield
- Investigation and presentation of potential purchase targets

1031 EXCHANGE

- Referral to competent 1031 Exchange Intermediary
- Assistance in development of exchange list
- Completion of exchange process in timely manner to meet investment objectives
- Adherence to 1031 time frames and regulations with sale and exchange for new investment

