

SPECIAL ASSET MANAGEMENT SERVICES



Special Asset Management Services

Comprehensive Asset Management Services

Decades of Experience

High Quality Work You Can Depend On

Special Asset Management Services provides a wide range of services for REOs, reclaimed properties, and abandoned homes. We preserve the value of your assets by managing all aspects of ownership and occupancy transition.

As general contractors with extensive resources and construction expertise, we can identify the conditions that cause homes to deteriorate and restore your property to exceptional selling condition. Our “one stop shop” services let you focus on your expertise - real estate and financial services - while we manage the numerous trades involved in property repair and maintenance.

Our professionals have managed new home construction for over 15 years, have built over 4,000 homes locally in the past decade, and have in-depth experience in quality control and new home warranties.

Contact Special Asset Management Services today - ask about our credentials and learn what we can do for you. You'll see that we deliver a complete property management solution that is unmatched in the industry.

What Sets Us Apart

For REOs, reclaimed properties, and abandoned homes, you need to be confident that your properties are secure, safe, clean, and presentable.

With your concerns in mind, Special Asset Management Services is differentiated by *decades of construction knowledge, property maintenance skills, and exceptional customer service*. Our professionalism and superior project management credentials underscore everything we do - you can rest assured that your property will be in the best hands possible.

With our services, you gain:

- **In-depth experience** (construction, scheduling, and purchasing)
- Ability to handle a **wide range of services** (from trash removal to repairs and improvements)
- **Interactive web site** with live status updates, pictures, and reports for each property
- **Reliable, consistent, and highly skilled** trade partners
- **Fast turnaround** times
- **Professional and courteous** customer service



Contact Us Today and Eliminate Your Property Management Worries

• Website: www.SpecialAssetManagement.net • Phone: (800) SAM-9349 • (941) 953-7963 • Email: SAMServices@comcast.net



Basic Service Package

General

- o Property condition reports (initial and follow-up) via the Internet
- o Home condition photography
- o Repair recommendation reports



Safety and Security

- o Re-key locks and install lock-boxes
- o Confirm and test security system monitoring
- o Evaluate exterior and interior for safety concerns - pool safety, electrical safety, attractive nuisance
- o Evaluate interior environment for health concerns - water intrusion, mold, bacterial growth

Exterior

- o Debris removal
- o Check and adjust irrigation systems
- o Normal lawn maintenance and landscape cleanup (for initial service period)
- o Examine building exterior for roof leaks, window leaks, and other water intrusion conditions



Interior

- o Trash and debris removal
- o Cleaning
- o Check plumbing system / fill traps
- o Check A/C systems and filters and adjust settings to maintain indoor air quality
- o Evaluate appliances, smoke detectors, lighting, and fire sprinkler systems



Additional Services

- o Pool cleaning and maintenance
- o Tree trimming and removal
- o Extended lawn care and landscape maintenance (beyond initial service period)
- o Landscape enhancement, fertilization, and irrigation management
- o Fencing and gate repairs
- o Pressure washing of exterior surfaces - fencing, concrete, etc.
- o Exterior and interior painting
- o Interior repairs as needed to preserve property value
- o Interior or exterior improvements as needed to increase property value and curb appeal



Contact Us

Contact us today and learn more about **Special Asset Management Services**. With our comprehensive services, property management will be one thing you won't worry about in this challenged real estate market.

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