



Service Overview

Accounting • Maintenance • Marketing and Advertising

5896 South Land Park Drive
Sacramento, CA 95822






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Sacramento, CA 95825

www.HomeRiverSacramento.com



Accounting

HomeRiver Group Sacramento utilizes a very robust and comprehensive double entry accounting system to track all transactions for our clients and their rental investment properties.

-  When we receive payments, the item is scanned and attached to the payee's account for record keeping and immediately deposited into our state audited, insured, rental account.
-  We provide detailed monthly statements for each one of our rental properties to help our clients stay informed and assist in tax preparation. Included in our monthly statements in a year to date column, as well.
-  There are additional reports available online in an owner's dedicated website. Each owner is given a unique login and password, and can access their own account 24/7/365. Owners can access their full account details, review tenant ledger's, tenant rent rolls, view all unpaid and paid bills, as well as see all maintenance items along with details and pictures of all work that was completed.
-  HRG Sacramento is covered by a general liability, commercial liability, and workman's compensation insurance policy.
-  We send out monthly distributions via mail or ACH payment monthly to our owners. Along with their check an owner receives a full breakdown of their monthly activity on their account.



Maintenance

Maintenance is a necessary part of owning rental property. Too often frustrated owners blame the tenant for these expenses. Yet no matter how ideal, the resident appliances break, hot water heaters fail, A/C systems need annual maintenance, and plumbing systems often need attention. Even if issues arise as soon as the tenant moves in the resident has usually inherited many years of hidden wear and tear prior to their arrival.

Maximizing the Return on Your Investment

HomeRiver Group Sacramento believes an appropriately maintained rental property is the best way to maximize the return on the investment. Well maintained properties not only rent for a premium, but they also rent much quicker while helping to reduce costs associated with vacancy and empty properties. When owners utilize HRG Sacramento Maintenance Division, they can look forward to the prompt and quality performance of all the maintenance services we provide.

HRG Sacramento has a full maintenance crew that specializes in a variety of repair

- HVAC
- Appliance Repair
- Electrical
- Plumbing
- Drain Rodding
- Basic Carpentry
- Drywall repair
- Cabinetry
- Bathroom remodeling
- Painting
- Flooring
- Handyman Services
- Landscaping
- Snow Removal
- Common Area Building Cleaning
- Building Security Services

When it comes to housing, there isn't something we can't fix. We negotiate the best prices from all our suppliers, so you can rest assured that your property is maintained properly, and you get the best return on your investment possible.

If it's something outside our area of expertise, we partner with some of the best contractors in the Sacramento area to assist. You can bet that not only do they provide a level of service you can expect from the HRG Sacramento staff, but the negotiated rates to match!

Quick access to maintenance is one of the key aspects to reducing owner expense and keeping tenants happy. Not only are our technicians friendly and professionally certified, but our rates are typically 80% cheaper than our competition.



Marketing

Our goal is to maximize the marketing coverage for your property by utilizing the most proven advertising methods. We tailor this advertising to the type of property, rental price, and neighborhood. Depending on the property we advertise on a variety of rental. In addition, we publish a weekly Leasing List that is emailed to 150+ leasing agents and realtors that we have partnered with. The Leasing List gives an extra advantage of highlighting our properties to our most loyal leasing agents.

The Internet is recognized as the single largest sources for tenants to start the rental search. Realtors and leasing agents are the next greatest source of rental information. Knowing this, we concentrate on listing the properties on some of the most widely used Internet websites.

Yard Signage

We place signs on properties when they are vacant. Having the ability to catch the interest of someone already in the neighborhood is a big plus to helping rent the home.

Online Advertising

Some of the websites we use include: Zillow.com, Craigslist.com, HotPads.com, Trulia.com, Rent.com, Realtor.com, Domu.com, Homes.com, Redfin.com, RentJungle.com.

You may have noticed we also list the properties on our website, please take a look to see an example of how your listing could appear.

Photos

We take interior and exterior photos that we place on all websites to generate the most interest. When a prospective tenant can get a good sense of the interior they are more interested in seeing a property.

These are some of the questions photos assist in answering before the tenant even steps foot inside the property.

“Is the property in good condition?”

“Are the colors neutral to go with any tenant’s personal furniture?”

“Have the bathrooms and kitchen been updated recently?”

“Is there a yard?”

“How large are the bedrooms?”

“Is there carpet or hardwood floors?”

“Does it have a finished basement?”