

INVESTMENT
REALTY
288-1117

NEXUS
PROPERTY MANAGEMENT
NEXRI.COM

MANAGEMENT
LEASING
MARKETING
MAINTENANCE



INVESTMENT
REALTY



**PROPERTY MANAGEMENT
FRANCHISE OFFERING.**

1. Low startup costs and low overhead; operate out of an office as small as 500 sq/ft and grow at your own pace!



2. Multiple profit streams available including: maintenance, management, leasing, buyer agency, and more!

3. Exclusive use of Nexus' proprietary and privately labeled software!

4. Utilization of our industry proven models for leasing and managing tenants!



5. Offer the most competitive tenant guarantee programs in the industry!

6. Ability to scale your business with little to no overhead adjustments!

7. Access to our preferred network vendors and educational platform!



8. Recession proof business where people will always be renting!

9. Training on sales techniques, organically boosting your online presence, and client retention!



10. NO territory fee! Many territories available!

Quick info about the offering

Franchise Fee - **\$25,000**

One-time fee & no royalty payments until you start generating revenue.

Total Estimated Initial Investment Range - **\$50,350 - \$106,250**

Depending On Office Location & Size (Includes \$25,000 Franchise Fee)

Finance Options

Nexus™ is an approved and listed franchise on the SBA Directory (Small Business Administration). Apply for a loan and let's get rolling!

Licensing

No experience or license needed to start!

Timeline

Get up and running in weeks & months NOT months & years!

Potential Returns

While we can't offer projections or estimates for your returns, we can assist you with finding the information that will allow you to analyze your potential and help you select the best territory in your area!

Franchise Disclosure Document

Please fill out our Request For Consideration to receive our Franchise Disclosure Document to learn more.

Nexus Property Management™ Franchise Opportunity

here's no better time to invest in a Nexus Property Management™ franchise than right now! With low start up costs and the support that comes with being part of the Nexus™ team, we look forward to changing the face of the property management business together. In a "renter nation" where property acquisition is more difficult than in years past, Nexus' goal is not just to successfully manage rental properties, but ultimately to revolutionize the entire property management industry. Whether our clients are novice single family home owners or seasoned real estate investors, they can count on Nexus™ for worry-free management of their properties and a solution-focused approach aimed at maximizing the value of their assets.

There are two attractive sides to the current real estate story and both point toward its being an optimal arena for profit and a worthwhile experience. On the one hand, more and more professionals are getting into real estate. Many successful people see property ownership as an attractive second or third career. Many Americans have been affected by the recent economic downturn and may be exploring real estate as they may have been laid off, retired early, or are simply looking for more flexibility and earning potential. Combine historically low mortgage rates with the reliability of the housing market and it's obvious why so many Americans are buying up property.



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The second piece of this puzzle revolves around many of the same variables, but instead we focus on the increased demand for tenancy as home ownership becomes harder and harder for younger people buried with college debt or those who look to urban areas to capitalize on high tech industries and financial and medical services. As millennials come of age, home ownership rates have dropped to about 63% and unemployment and underemployment have decreased the stability that would typically be needed for a mortgage. Luckily there are more and more rental opportunities thanks to the growth in ownership mentioned above. In both cases, on the ownership side and the tenancy side, the rental property market is exploding!

For these reasons, effective property management has never been in higher demand and has never had a larger platform for success. At Nexus™, we pride ourselves on finding solutions to obstacles so that all parties involved benefit. We are excited to expand our expertise to a region near you!

By purchasing a Nexus Property Management™ franchise you can take advantage of this booming market by joining us as we redefine property management. You will receive guidance and support throughout the franchising process, including on location training and our online educational platform. You will have access to our personnel for questions, ongoing training and support by phone, intranet portal, . and email during regular business hours. We will continually consult with and advise franchisees regarding operations, supplies and products, marketing and advertising, and we will provide a dedicated phone line to all franchisees to answer any questions that should arise.



Property management is not a new vocation, but the Nexus Property Management™ model approaches management in a revolutionary way. Where property management is commonly seen as a supplemental service for those who choose to take advantage of it, it is our goal to create an atmosphere where management becomes the norm for all rental property. Instead of simply focusing on collecting rents, fixing railings and toilets, or placing tenants, at Nexus™ our mission is to create value for all parties, owners and tenants alike. We treat all properties like an investment and we strive to turn an over-burdened holder of a rental property into an empowered real estate investor.



Before showing a tenant a rental unit, we ensure that they view our virtual tour and photos, make a list of questions they may have, and that they go see the area adjacent to the property. We want them to get to know the neighborhood; to make sure they're aware that they may be near a school, or possibly a 24 hour gas station. In essence, we want them to do their "homework" before they make a major life decision. In much the same way, we encourage you to read through the remainder of our site by following the links to the right or at the bottom of each page. If at the end of your "homework" you have interest or further questions, please fill out the Franchise Consultant form in the bottom right corner of any page. It is an exciting time to work in real estate and we at Nexus™ appreciate the opportunity to bring our Nexus Property Management™ franchise to other regions so we can continue to revolutionize the management of rental properties across the U.S.



WHAT WE DO

Leasing Services



Advertising &
Marketing



Coordinating
Showings



Tenant Applicant
Screenings

Management Services



Rent collection
and notices



Tenant communication
and conflict resolution



Tenant Applicant
Screenings

Maintenance Services



24/7 Emergency
line



In-House Maintenance
Department



Online Service Requests
and Approvals



Credit and
Background Checks



Eviction services, including
legal representation



Monthly Exterior
Inspections and Reports



Unit Turnovers Focused
on Added Value



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