

ASSET AND PROPERTY MANAGEMENT



Strategy. Expertise.
Dedication. Passion. Energy.

Clear Integrity Group LLC (CIG) is a select and boutique property management and commercial brokerage for investors who are looking to own properties that will increase value for future sales.

ASSET MANAGEMENT

- Straightforward owner/investor communications, to include monthly periodic reports on financials, occupancy, physical condition, tenant status, and other metric based reports.
- Analyze and implement financing alternatives.
- Expert asset management on monthly performance objectives and financials.

PROPERTY MANAGEMENT

- Oversight to include collections, deposits, budgeting, account payable, funds management, purchasing, expenses and inventory control.
- Owner specific property goals optimized and executed by professional managers.
- Maximized organizational and operational effectiveness.
- Research driven and market supported rent increases.
- Industry leading management and property marketing plans that drive up both attention and revenues.

LEASE UP

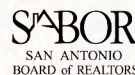
- Conduct market analysis and rent surveys.
- Prepare and execute marketing and lease up plans.
- Create marketing materials designed for each lease up property goals.

SUCCESS STORIES

- Increased value at several multi family properties by upgrading units, converting from all bills paid by owner to all bills paid by tenant; upgrading resident profiles; and increasing tenant occupancy from 55% to 99% occupied.
- CIG's construction management and rehab for lease-ups recently increased asset value at a multi-family property by more than 30% within an 18-month period. This project reflects CIG's ability to improve tenant satisfaction while simultaneously increasing a property's value and revenues.
- Led teams at different site operations and successfully increased Net Operating Income by 15-20% and added value to properties in average time of four to six months.
- Successfully led many lease up teams with average lease up completion times of three months.
- Increase CIG's rent revenues up to 20% at each property within the portfolio.

Clear Integrity Group is managing a newly acquired multi-family complex for our group and has done a fantastic job of transforming the property and maintaining a high quality tenant mix. The first year was more difficult than we expected purchasing mis-managed property, but their team dealt with the city, difficult existing tenants and a poorly maintained property with high integrity and efficiency to maximize our occupancy and market rents.

- Doug Martine, GAN Group



Headquartered in San Antonio, TX
CIG provides services in Texas, South Carolina and Ohio

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