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PROPERTY MANAGEMENT PROPOSAL

Project: Crescent Heights – Lawrence, KS

Presented to: Zeal Property Advisors

Mr. Nuspl,

Thank you for another opportunity to serve your real estate investors in Lawrence. We have reviewed the OM for Crescent Heights, and are pleased to present the following proposal. More details are available as necessary.

Proposal

We propose off site management of this 44 units, 6 building complex located in Lawrence. We will provide all advertising, leasing, rent collection, maintenance & repairs, and reporting, necessary for the performance of the property.

Management Fee: 7%

Commissions: ½ month's rent for new leases, ¼ for renewals

Maintenance: \$55/hour as necessary, coordination of 3rd party vendors included in management fee.

We are very active in the Lawrence market, and believe that consistent, reliable management of this property can lead to an increased NOI compared to current performance. Please reach out with any questions. Thanks for the opportunity.