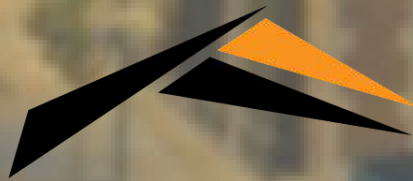




YOUR TRUSTED PARTNER



Frontier Management

MANAGEMENT REDEFINED

APARTMENTS
HOMES
TOWNHOMES
CONDOS

NEED TO KNOW

WE ARE PASSIONATE.

- Full-service management agency
- Expert leasing agents find you the right tenants
- Quality marketing showcases your property
- Transparent and clear financial reports
- Skilled in-house maintenance and construction crew
- Stress free property management

About

Frontier Property Management LLC is a full-service, highly motivated management group specializing in tenant placement, quality customer service, innovative technology and top-line marketing

Services

Frontier Management provides a high level of services to our clients and tenants. Placement, marketing, maintenance, technology, competitive pricing, reporting and analysis are highlights of our portfolio.

Contact

Frontier is an "always on" company providing our clients with multiple means of access to information, portals and emergency lines. We are here for you.

OWNER & FOUNDER

TYLER HOLLOMAN

AS A PROPERTY OWNER HIMSELF, TYLER KNOWS THE IMPORTANCE OF TIMELY REPAIRS, ORDERLY REPORTS, AND SOUND ACCOUNTING PRACTICES. FRONTIER'S PRIMARY GOAL IS TO PROVIDE EFFICIENCY, TRANSPARENCY AND INTEGRITY IN PROPERTY MANAGEMENT.

TYLER STRIVES TO COVER ALL ASPECTS OF OWNER AND RESIDENT NEEDS, PROVIDING THE BEST POSSIBLE EXPERIENCE FOR BOTH.

BECAUSE OF TYLER'S LEADERSHIP AND ATTENTION TO THE NEEDS OF HIS INDUSTRY, FRONTIER HAS BECOME ONE OF THE FASTEST GROWING MANAGEMENT COMPANIES IN THE AREA.



"My team provides our clients with high-level marketing and leasing expertise, low fees, orderly and timely reports and unmatched customer service. We offer a full range of services based on your customized needs.

Whether you are a homeowner, first-time property investor or a large Real-Estate developer, we can tailor a package that suits your needs and achieves your personal goals."

A handwritten signature in black ink, appearing to be 'TH' with a flourish.

ABOUT US

THE FRONTIER GROUP



A LITTLE BIT ABOUT OUR TEAM CULTURE

Frontier is a fast-growing company with a team of property managers and industry professionals intent on providing the best possible rental experience for homeowners and residents. We are dedicated to our clients, tenants and community.

We love what we do and we're proud of our team.

We work hard, we play hard, and we do it together!

KEY TEAM MEMBERS

AT FRONTIER, YOU'RE NOT JUST HIRING INDIVIDUAL PROPERTY MANAGERS, YOU'RE HIRING A TEAM OF INDUSTRY PROFESSIONALS.



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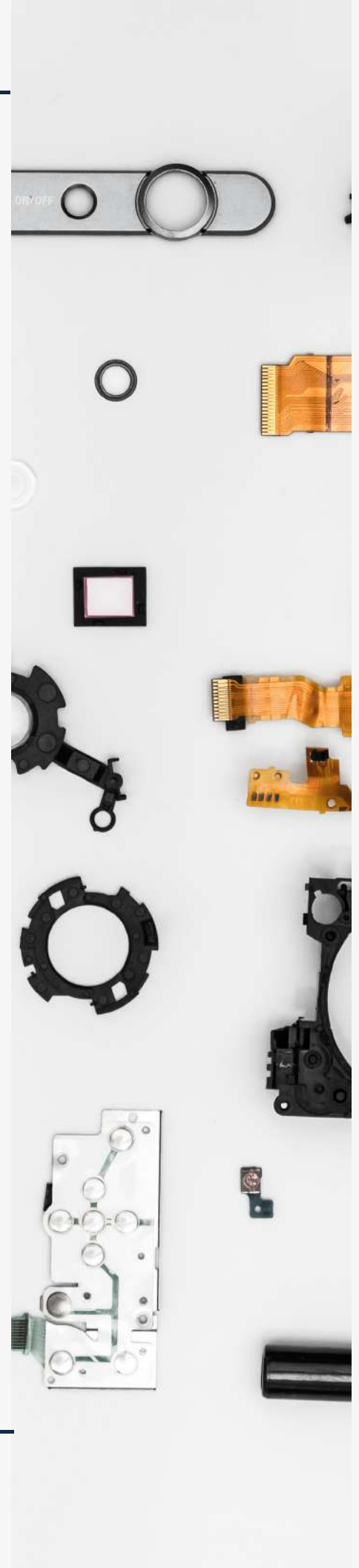
ABOUT

SERVICES

AS THE AREA'S PREMIER PROPERTY MANAGEMENT COMPANY, WE STRIVE TO COVER ALL ASPECTS OF OWNER AND RESIDENT NEEDS.

Frontier sets itself apart from other companies by making your goals our strategic plan. We are intent in helping our property owners achieve their objectives, as we exceed expectations.

- Tenant placement
- Innovative technology
- Electronic doc signing
- Competitive pricing
- Clear financial reporting
- Property transitions
- Rent collection
- Rental analysis
- Marketing
- Estimations
- Renovations
- Maintenance



FEE STRUCTURE

Frontier is focused on providing the highest quality service to our clients, at the most competitive price.

Management Fees:

8-10% (discounts available for large portfolios).
Management fee rate is based on total rent roll and includes the following:

- Tenant coordination & communication
- Maintenance supervision
- Monthly & annual accounting reports
- Transition & on-boarding

Leasing Fees:

Placement/Advertising Fee of 1/2 of first months rent which includes:

- Tenant screening
- Advertising property listings
- Marketing
- Showings
- Yard signs
- Move-in/move-out inspections
- Security deposit collections

Renewal Fees:

- \$50 flat rate renewal fee on 12 month leases

Zillow Advertising Fees:

- .70 cents/day. *Negotiated rate through Zillow will be passed to owner at discounted rate.

Maintenance/Renovation/Construction Fees:

Our buying power allows us to negotiate the best rates with 3rd party vendors.

- \$45/hour for general labor (in-house maintenance)
- \$55/hour skilled labor such as carpentry, electrical, etc
- No up-charges on vendor invoices



LEASING SERVICES

Frontier utilizes Appfolio, a cutting-edge technology software which allows the team to give our clients clear and regular notifications about their properties.

Tenant Requirements:

- Credit Score of 550+
- No previous evictions
- No felony convictions
- No active or unresolved bankruptcies
- Binding co-signer agreements further protect our clients

Electronic Document Signing:

- We utilize a very user friendly electronic document signing software.
- Our proprietary electronic signing software is a safe and secure method of electronically signing leases, management contracts, addendums, and more.

Self Scheduling:

- Frontier has incorporated cutting-edge technology in every aspect of our business. By staying ahead of our competition and providing convenient self-scheduling appointments we are able to fill units faster.
- We offer potential tenants the option to self-schedule a showing at any of our properties through our state-of-the-art web site.
- Residents are automatically notified of showing times and can coordinate appointments easily.



PROPERTY TRANSITIONING

Frontier supports 24 hour access to your property information. Using tenant portals and electronic documents, we offer a full range of services that help us manage your property your way.

Leasing Protocols:

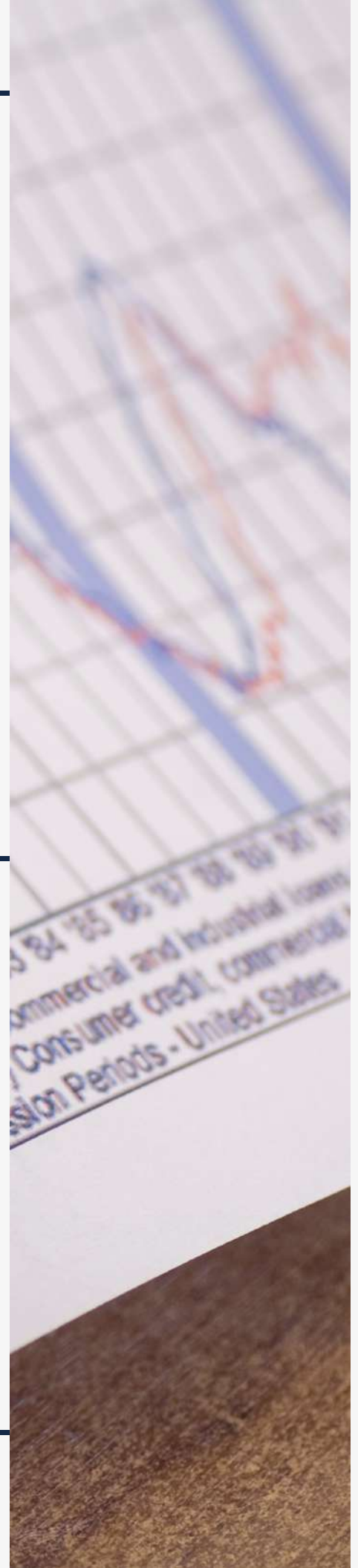
- Our leasing agents complete an on-boarding check list to ensure no detail is overlooked.
- Professional photos of your property will be taken and uploaded to all our marketing platforms.
- Your routine maintenance preferences are logged.
- Leases are collected.
- Your properties are added to Appfolio.
- All tenant information is collected.
- Owner payment information logged.

REPORTING/FINANCIALS

Frontier provides clear and transparent reporting in several ways, including the owner portal, email, and postal mail on a regular basis.

Highlights Include:

- 24 hour access to the owner portal
- Monthly owner statements and reporting
- Payment distributions can be made electronically or via check between the 15th and 25th of the month
- Detailed monthly reporting



SECURITY DEPOSIT INSURANCE

Frontier is Providing Tenants More Ways to Pay Security Deposits!

Do you have concerns about housing affordability? We hear these concerns every day in the property management industry and the Manhattan community. In a time where the average American has less than \$400 saved for emergencies, financial flexibility is a high priority for many prospective tenants.

At Frontier, we require payment of the entire security deposit, pet deposit AND first months rent before we allow a tenant to move into any of our managed properties. We constantly hear prospective tenants say they aren't sure they can make the upfront costs work, even if they find a property they love. Well, we may have found an alternative!

There is a company called Rhino. Its a low-cost insurance that satisfies the security deposit requirements.

Here's the cycle:

- Renter signs up for Rhino instead of paying cash and moves in without worry about high upfront costs.
- Rhino gives the renters an affordable way to purchase protection that works just like a deposit does.
- The Landlord's property is protected in case of excessive damage and unpaid rent. The property owner accepts Rhino instead of a cash deposit.

What does Rhino cover? They protect your unit the way a security deposit does. You'll still be responsible for costs above the security deposit amount. Existing Frontier collection policies would then be applied. For instance, if a renter had a Rhino policy that covered \$1000 but caused \$1500 in damages, Rhino would pay up to \$1000.

What are the credit income requirements? Rhino can provide coverage for any renter, regardless of credit score or income. Rhino approves every renter as long as they're approved by Frontier.

What about Rhino's subrogation policies? Rhino's data-driven underwriting evaluates the risk of each renter and keep owners protected from excessive damage and unpaid rent. Residents can sign up for Rhino to replace their cash deposit or use Rhino as their guarantor. Their structure supposes that their revenue and loss ratios are built on the assumption that they will not be made whole on any claims that they pay out. In other words, subrogation is not a core focus for their business and any money they collect, in a case of delinquency, is gravy for their bottom line.

Options that provide affordability are in high demand. Offering Rhino is a powerful closing tool that helps owners get more applicants in the door and fill vacancies faster. Rhino works to support leasing teams at every step of the process. Along with hands-on onboarding, they provide marketing support and a claims process that lets owners recoup losses in less than a week.

RHINO
Deposit free apartments
www.sayrhino.com



MARKETING/ADVERTISING

FRONTIER USES CUTTING-EDGE MANAGEMENT TECHNOLOGY AND THE LATEST MARKETING STRATEGIES TO ATTRACT THE PERFECT TENANTS AND TO DRIVE PROFIT FOR OUR CLIENTS.



- Modern, Updated Website
- Social Media Marketing (Facebook, Instagram)
- Yelp Listings
- Google Ads & Campaigns
- Unique Marketing & Mass Distribution
- Flyers and Ads
- Trade Shows
- Host Community & Tenant Events

ZILLOW.COM
TRULIA.COM
ZUMPER
LOVELY
REALTOR.COM
RENT.COM
MOVE.COM
HOMES.COM
HOT PADS



MARKETING FEATURES

FRONTIER OFFERS CLIENTS NEW WAYS TO ELEVATE PROPERTIES AND DRAW INTEREST FROM QUALIFIED TENANTS. USING INNOVATIVE MANAGEMENT TECHNOLOGY, FRONTIER IS THE LEADER IN SERVICE.

Digital Advertising:

- Digital Exposure (Google, Facebook, Instagram, Zillow)
- Digital Ads (Google, Facebook, Instagram)
- Social Media Advertising

Newsletter:

- Property Page is a monthly newsletter Frontier sends to current tenants, prospects, vendors & owners. Various owners & properties are highlighted in this content.

Online Portals and Self-Scheduling:

- Online portals offer our residents easy and efficient tools to access Frontier representatives and our properties. Work orders, property showings & rent collection are available online.

Real Estate Photography:

- Get your property noticed! Professional real-estate photography is offered with every management package. Photo editing is also available at request.

Virtual Tours:

- Matterport virtual tours are now available to all Frontier property owners. Bulk pricing starts at \$150 per property.
- Facetime, Whatsapp and Skype virtual showings.

Websites:

- Frontier lists properties on our website, which gets hundreds of hits daily.
- Additional website exposure: Zillow, Facebook, ABODO, Realtor.com, Trulia, Zumper, Lovely, Move.com, Hotpads.com & more! *Daily Zillow Fee listings are charged to owners monthly at Frontier's cost, and are not included in the placement fee charge



FRONTIER OFFERS MATTERPORT VIRTUAL TOURS!

The Matterport Cloud 3.0 is the easiest way to create immersive 3D models of your properties. Capture, create and share 3D models with prospective tenants on multiple platforms!

\$150 per unit.

MAINTENANCE

Frontier Management has an in-house maintenance team built around the principles of skill and quality customer service.

Maintenance Process:

- Tenants submit work orders through our online portal or call in.
- Requests are reviewed & prioritized
- 24-hour emergency maintenance is available to all of our tenants. We will never out-source to a call center; your tenants and properties are our main priority.

Maintenance Services Options:

- Make-ready services
- Preventive maintenance services, which include air filters, gutters, dryer vents and AC cleaning
- For a very low up-front fee we can install keyless deadbolts on our properties. Never have a re-key expense again.

Yard Maintenance Service Options:

- Mowing/weeding
- Snow removal
- Sprinkler system maintenance
- Bi-annual yard cleanup

Cleaning Services Options:

- Scheduled cleanings
- Cleanings of common areas
- Private professional home cleaning



RENOVATIONS

FRONTIER CONSTRUCTION IS OUR IN-HOUSE CONSTRUCTION AND MAINTENANCE PARTNER WITH FRONTIER MANAGEMENT GROUP.



WHETHER YOU NEED A WHOLE HOUSE UPDATE OR A SIMPLE KITCHEN OR BATH REMODEL, WE CAN HELP BRING VALUE TO YOUR PROPERTY.

- Historic Remodels
- Kitchen Upgrades
- Room Additions
- Bathroom Remodels
- Flooring
- Drywall
- Windows/Doors
- Decks and Patios
- Counters
- Cabinets
- Closet Structures
- Basements

SERVICES

FRONTIER IS "ALWAYS ON"



WE'RE HERE WHEN YOU NEED US



FACEBOOK
@FRONTIERMHK



INSTAGRAM
/FRONTIERMHK



LINKEDIN
/FRONTIER-MANAGEMENT

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