

street.™

# MANAGEMENT SERVICES

Forward thinking  
commercial real estate.



[www.streetrealty.com](http://www.streetrealty.com)

# MANAGEMENT SERVICES

Street Realty is a full-service commercial real estate firm operating in North Texas. Formerly Dodson Commercial Real Estate, Street rebranded in 2023 by co-founders Ryan Dodson & Alex Bryant to better serve our growing portfolio.

With a focus on quality, and a passion for enhancing the built environment & customer experience, we selectively take on 3rd party management assignments that align with our portfolio.



# WHAT CAN YOU EXPECT WHEN YOU HIRE STREET REALTY TO PROFESSIONALLY MANAGE YOUR PROPERTY?



## 24/7 Availability

Our 24/7 availability will virtually eliminate late night calls about your property. After hours emergency service lets you sleep easy knowing your property is in good hands even when you're not available.



## Technology

Our State-of-the-art cloud-based property management system makes your tenants experience a breeze via our online portal your customers can easily:

- Pay Rent
- Request Maintenance
- Review Lease documents
- Submit questions to the property manager



## Rent Collection

Stop stressing about rent! We stay on top of it for you! Our team will collect rent & other reimbursements on time every month. We will verify the correct payment amounts, and deposit it into your bank account.



## Inspections

Our proactive approach to repair and maintenance means we're always on the lookout for potential issues. Eyes on your property help lower long-term ownership expenses and keep your customers happy. Curb appeal is very important to our team.



## Vendors

Our 24/7 availability will virtually eliminate late night calls about your property. After hours emergency service lets you sleep easy knowing your property is in good hands even when you're not available.



## Repair & Maintenance

When required, we conduct the appropriate maintenance using qualified in-house repair specialists. This reduces costs dramatically and allows us to respond within 4 hours of the request. In the event we can fix the problem in house, we outsource to one of our trusted vendors.



## Contracts, Forms & Disclosures

Stop stressing about rent! We stay on top of it for you! Our team will collect rent & other reimbursements on time every month. We will verify the correct payment amounts, and deposit it into your bank account.



## Reporting

Our goal is to keep each owner up to date on all aspects of your property, without burdening you with the hassle of management. You can expect professional monthly financial statements, and quarterly property.



# MANAGEMENT SERVICES TEAM

## Owners, Relax!

Teamwork means calls get answered, rents get collected, problems get fixed, books are in order, tenants are happy, and your property looks great!



**Kristy Griffin**  
Property Manager



**Francheska Hernandez-Mireles**  
Assistant Property Manager



**Taylor Garcia**  
Administrative Assistant



**Michael Cunningham**  
Service Technician



**Billy 'Bj' Jones**  
Service Porter



# REPRESENTATIVE ASSETS UNDER MANAGEMENT



# C O S T S   &   S E R V I C E S

Each property is different, and each require a custom approach to management. Janitorial, elevators, master electric, lease types, and Common Area Maintenance are just a few of the factors to consider when choosing a property management company. Our management approach is to custom tailor a proposal specific to your property.

We can only provide a detailed management proposal after understanding how the property functions, and how you want it managed. The expected range for full-service management includes the following:

## **Property Management Fee**

This is the base fee for a full scope management services agreement. Typical fees are 4.0%-5.0% of gross monthly

## **Porter Service**

Regularly scheduled, or as needed, we will send our Porter to your property for general clean up, dumpster inspection, and what we call 'Curb Appeal' inspection – Porter service is \$45/hour and can be scheduled daily/weekly/monthly or as needed.

## **Repair & Maintenance (In-House)**

In the event of an issue, we will first send our maintenance tech to inspect the problem. Usually, our tech can make the necessary repairs on-site at minimal cost.

Occasionally there's a need to bring in a 3rd party vendor to fix the issue (I.E. Serious Roof Issues or HVAC issues). This service is a big cost savings most customers. R&M Service is \$90/hour and billed only as needed.



## N E X T   S T E P S

The next step is for Street Realty's team to tailor a custom property management proposal after an inspection of your property. Typical property management contracts are 12 months.

Remember, well maintained properties are more valuable to tenants & future buyers!



# street.<sup>TM</sup>

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