



nestDC

property management + design + relocation for the modern dweller

WE'VE BEEN TENANTS. WE'RE METICULOUS HOMEOWNERS. NOW WE'RE MATCHMAKERS.

NEST DC: CLIENT SERVICES

Company Philosophy: We'll find a tenant that treats your home like their own.

This is a nuanced field and doing it well requires intuition, patience, good people skills and a sense of humor. It's also helpful to know how to fix a toilet in a pinch. We have that skill too. And more.

We do this work because we know how important it is to nest. We obsess over aesthetics, comfort, and cozy. Because we've been tenants and owners, we know how to deliver results for our owners, and quality to our modern dwellers. Happy home means a happier home life. Happy modern dwellers and happy homeowners cultivate stronger, sustainable and robust local communities. We're for that! In fact, 5% of our profits go to local community organizations.

We own our own portfolio of properties that we have carefully remodeled and preserved. Trusting them to tenants requires a major leap of faith, great interpersonal skills, and a lot of careful screening. We have a great track record and we're proud of it! In 2011 Nest DC was named #1 property management company in the *Washington City Paper* "Best of DC" poll.

Owner Services: We are detail oriented and flexible as property managers. We can work with owners interested in being hands off, or highly involved. We offer a full range of property management services including:

MARKETING

- Light staging, professional photos & video tours
- Listing on NEST-DC.com website and other popular online sites
- Listing on Facebook and Twitter
- Neighborhood/professional listserv postings
- Current tenant marketing email and calls
- Weekend & evening open house(s)

LEASE NEGOTIATION

- Tenant interview
- Credit check
- Reference check
- Lease execution
- Condo regulation compliance
- Move in-out coordination
- Move in check list/ before and after photos & video



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ONGOING APARTMENT MANAGEMENT

- Twice annual inspections
- 24-hour emergency call services
- Maintenance coordination

ASSET MANAGEMENT

- Monthly statement to owners with income and expense reports
- Management and maintenance of escrow account
- Annual tax summary for schedule E filing (royalty and rental income/expense)

CITY REGULATORY COMPLIANCE

- Assistance with business license paperwork
- City code compliance analysis (Inspections and filing of paperwork available for an additional fee)

STAGING/ INTERIOR DESIGN/ PROPERTY UPGRADES

- Assess property and manage improvements to maximize profit and preserve investment
- Stage interior for tenant viewing or potential buyers
- Manage property upgrades and capital improvements

We found a perfect balance between positive cash flow, and positive experiences for tenants and for owners. Our fees are highly competitive. Monthly management is 8% of rents received for condominium units and 10% of rents received for row houses and free standing houses. Leasing & marketing is 90% of one month's rent for any unit. Other turnkey concierge services like property upgrades, regulatory compliance, interior design, moving assistance and more are priced hourly at \$110 or offered at package prices. Owners are responsible for providing multiple sets of keys/fobs for each tenant and for Nest DC. DCRA compliance inspections can be coordinated by Nest DC for a flat fee of \$125. This does not include the cost of filing the registration paperwork.

Please contact us to select a custom experience that works for you, we're happy to provide a cost estimate for some or all of our services.

We look forward to working with you!

Lisa Wise & Jim Pollack
Chief Nesters