

WORKING FOR YOU

Outside property management can be a huge asset to your rental investments, especially if you are self-managing your properties. While owners hope for a nice source of passive income, they often find that managing rental properties is anything but passive.

From preparing the property for rental, finding quality tenants, addressing their ongoing needs, collecting rent, performing and contracting maintenance, and starting the process over for each tenant, managing properties is a lot of work.

With Riverbend Rentals & Property Management, owners will discover that owning rental property can finally be as simple as you hoped it would be. We manage property at all stages; our licensed real estate agents and in-house broker can even assist you with your initial property purchase.

Our team is licensed and certified to manage your rentals and puts more than 30 years of management experience to work for you. Let us help you take your life back by freeing up your time to do the things you love.



Certified Eau Claire Landlord Program

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Property Management Solutions

Cost effective, hassle-free solutions for leasing, management, and sales of rental properties in the Chippewa Valley

ABOUT US

Riverbend Rentals & Property Management, LLC. manages a large portfolio of residential properties throughout the Chippewa Valley. We aggressively work toward reducing operating expenses and increasing cash flow for our clients.

Our objectives include performance excellence, professionalism, communication, personal service, and attention to detail. We are highly responsive to the individual needs of our clients, as well as their tenants.

Every management contract is approached with the sensitivity of a personal investment, treating every property as though it is our own home.

All of our clients and their tenants receive the highest level of service, regardless of the type of property or rent amounts. No property is greater or lesser than another in the way we manage our rental homes, setting us apart from other management agencies.

OUR SERVICES

Our modest management fee includes:

- ◇ All-inclusive leasing program
- ◇ Extensive applicant screening, including nationwide rental history and criminal background checks, with full credit report and score
- ◇ Exclusive online marketing & advertising campaign, posting vacancies on 100+ websites
- ◇ Monthly rent collection & automatic online payments
- ◇ Eviction & legal notice processing
- ◇ Expense control / revenue maximization
- ◇ Preventative maintenance program
- ◇ Regular property inspections
- ◇ Securely maintain property files & tenant records
- ◇ 24/7 Maintenance with online service requests
- ◇ Monthly & year-end financial reporting

WHY RIVERBEND?

With so many options for property management, it's hard for rental owners to know where to begin. At Riverbend, we set ourselves apart by providing superior service to both owners and tenants, while keeping costs low and rents at or above market levels.

THE RIVERBEND ADVANTAGE

- ◇ Low management fees, starting at 6% of gross collected rents
- ◇ Cutting edge property management software
- ◇ Professional, high-visibility website
- ◇ Online rental applications and electronic leasing
- ◇ Bill payment option for each property
- ◇ Owner financial reports available online
- ◇ Electronic payments for both tenants & owners
- ◇ Long-standing relationships with skilled contractors, allowing us to get the best contracted prices for HVAC, plumbing, etc.

“ They made our transition from another management company very easy and did all the heavy lifting. After just a few short months, our properties are legally compliant, maintenance is caught up, rents are up significantly with no vacancies, and tenants are happy. This switch was the best decision we've made for our rentals. ”

- CARL & MICHELLE, RIVERBEND CLIENTS



RIVERBEND RENTALS & PROPERTY MANAGEMENT

Serving the Greater Eau Claire, Wisconsin area