



ELEVATING

CUSTOMER SUCCESS



Properties | Management | Maintenance



**THE ONLY FULLY INTEGRATED
REAL ESTATE & MANAGEMENT TEAM
IN THE ROARING FORK VALLEY**

WHO WE ARE

Our founding partners are all long-time locals and business and property professionals who are passionate about our beautiful mountain communities and helping you find the perfect setting for your family, business or investment.

We strive to elevate our customer's success with a unique combination of capabilities, skill, knowledge and leading edge technology.

We combine more than a century of local knowledge with professionalism, systems and customer oriented business process that reflects decades of global business experience.

Our company is about bringing world-class skills and processes to the customers we serve.

Serving these area locations:

- ▶ Aspen/Snowmass
- ▶ Basalt/Willits
- ▶ Carbondale
- ▶ Glenwood Springs
- ▶ New Castle
- ▶ Silt
- ▶ Rifle
- ▶ Parachute

Contact us for your Real Estate, Property Management and Maintenance needs.



INTEGRATED MOUNTAIN PROPERTIES

Residential & Commercial Property Sales
Residential & Commercial Property Leasing
Investment Property Sales



INTEGRATED MOUNTAIN MANAGEMENT

Residential & Commercial Leasing & Management
Community Association & Special District Management
Community Association Management (CAM)
Licensed Professionals
State of the Art Software with Real Time Applications
for Homeowner Association Residents
Customized Online Portal for Seamless Resident Access
Full-Service Property Bookkeeping & Financial Management
Commercial & Residential Property
Account Management & Reporting
HOA Account Management & Financial Reporting



INTEGRATED MOUNTAIN MAINTENANCE

Full Service Property Maintenance
Property Re-Construction, Re-Development & Enhancement
Property Maintenance Consultation
Professional Landscaping, Irrigation & Scheduled Lawn Care
Landscape & Irrigation System Installation
Seasonal Snow Removal & Ice Control



INTEGRATED MOUNTAIN PROPERTIES

FULL SERVICE COMMERCIAL & RESIDENTIAL SALES AND LEASING

Integrated Mountain Properties is a market leading full service brokerage with decades of experience here in the Roaring Fork Valley. We offer both Residential and Commercial Sales, Leasing and Management. Our Brokers have a presence in Garfield, Eagle and Pitkin Counties.



SCOTT DILLARD
Founder/Broker Associate



MIKE HENRY
Founder/Broker Associate



MATT RUBSAMEN
Partner/Broker Associate

Scott is the leading commercial Realtor in the mid valley bringing years of experience in leasing, sales, and development. Being one of the very few CCIM designees (Certified Commercial Investment Member) on the Western Slope proves he is a recognized expert in the commercial and investment Real Estate Industry.

Mike Henry has been in the Roaring Fork Valley since 1984 and is a graduate of the University of Northern Colorado Business School. Mike has been active locally in real estate for nearly two decades.

Whether you are looking for Real Estate Investment property, your first home, or leasing space for your business, Matt is the broker to work with. Matt is finishing his CCIM and has helped many investors identify and purchase commercial and residential property as an investment vehicle.



TOP BROKERS, EXPERIENCE WITH A LONG TRACK RECORD OF MARKET SUCCESS

Our brokers are at the top of their game and among the best in the market. This solid base of experience is supported by advanced property sales tools and processes designed to enhance your experience and ensure your success.





INTEGRATED MOUNTAIN MANAGEMENT

COMMERCIAL & RESIDENTIAL PROPERTY MANAGEMENT

Founder and Managing Broker, Suzanne Henry leads our Commercial and Residential Management teams.

Commercial Management

- ◆ Maintenance Supervision & Coordination
- ◆ Insurance Policy Administration
- ◆ Lease Management

Residential Management

- ◆ Property Inspections
- ◆ Collections
- ◆ Repairs & Improvements



SUZANNE HENRY
Founder/Managing Broker

Suzanne Henry moved to the Roaring Fork Valley in 1987 with her husband Mike. They have enjoyed a successful life partnership for more than 30 years. After a variety of business experience, she acquired a real estate license and has sold, leased, and managed properties for more than 15 years.

LOCAL KNOWLEDGE, ADVANCED PROPERTY MANAGEMENT SYSTEMS & PROCESSES

We offer more than a century of combined Commercial and Residential property experience and understanding. We have also invested in advanced software and systems that provides easy access to owners on every aspect of their property and its performance, management and maintenance. We enhance our property management with experienced financial staff, processes and systems that include quarterly and annual comparative performance and value metrics and analytics.

Comprehensive Property Management:

- ◆ Comprehensive Property & Tenant On-Boarding Process
- ◆ On-Line & Real-Time Tools, Access and Visibility
- ◆ Mobile Real-Time Maintenance Tracking & Management
- ◆ Monthly-Annual Financial & Performance Reporting
- ◆ Detailed Property Assessment & Maintenance Planning
- ◆ 24 x 7 Management & Maintenance Monitoring

Advanced Leasing & Tenant Management:

- ◆ Market Leading Leasing & Tenant Management Team
- ◆ On-Line Rental Application, Credit, Background Checks

INTEGRATED MOUNTAIN MANAGEMENT

HOMEOWNERS ASSOCIATION, METRO DISTRICT & COMMUNITY MANAGEMENT

Founder and Executive Vice President, Bob Johnson leads our Commercial and Community Association Management Teams.



BOB JOHNSON

Founder/Executive Vice President

Bob has been managing Homeowners Associations and Community Property in the valley for more than 24 years. He holds a Community Association Management License (CAM) issued by the state of Colorado. He has a commitment to excellence in the properties he manages.

Bob is very involved in the local community, serves on several boards as well as 3 terms on the Roaring Fork School District Board of Education.

DEEP EXPERIENCE, ADVANCED COMMUNITY MANAGEMENT SYSTEMS & PROCESSES

We offer deep and long standing experience in Community Management supported by technically advanced software that enhances the experience for Homeowners and Boards. This allows instant online access to Owner Accounts, Association Documents, and Covenants Enforcement. This custom online portal also includes real-time tracking of maintenance items and incidents and their resolution.

Homeowners and Board Members:

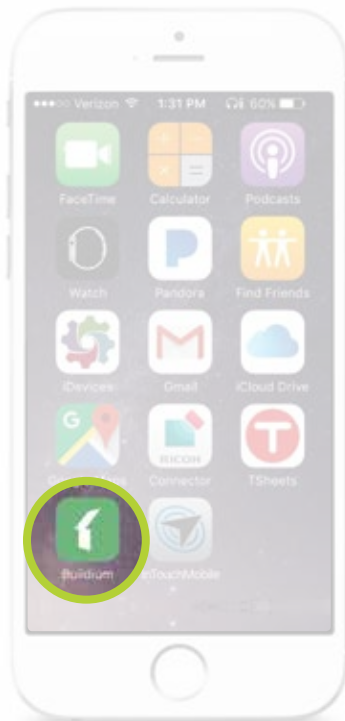
- ♦ CAM Licensed Managers
- ♦ Online Monthly Assessment Processing
- ♦ Online Access to Governing Documents & Design Guidelines
- ♦ Assessment Collections Management & Processes
- ♦ Covenant Enforcement Processing
- ♦ Meeting Minutes & Notices
- ♦ Automated Maintenance Task Launch & Tracking
- ♦ Monthly Financials & Quarterly Performance Metrics
- ♦ Annual Financial & Performance Analytics

INTEGRATED MOUNTAIN **MANAGEMENT**

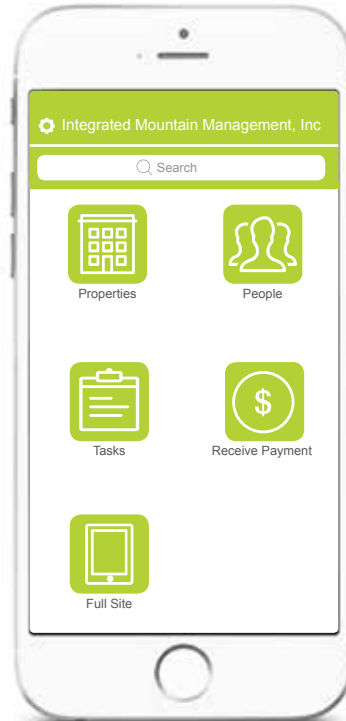
ADVANCED PROPERTY MANAGEMENT **TOOLS & TECHNOLOGY**

Integrated Mountain Management utilizes state-of-the-art real-time tracking software with web and mobile-based applications. Online and smart phone applications track all aspects of management, maintenance and financials.

SMART PHONE APP



APP MANAGEMENT



PROPERTIES



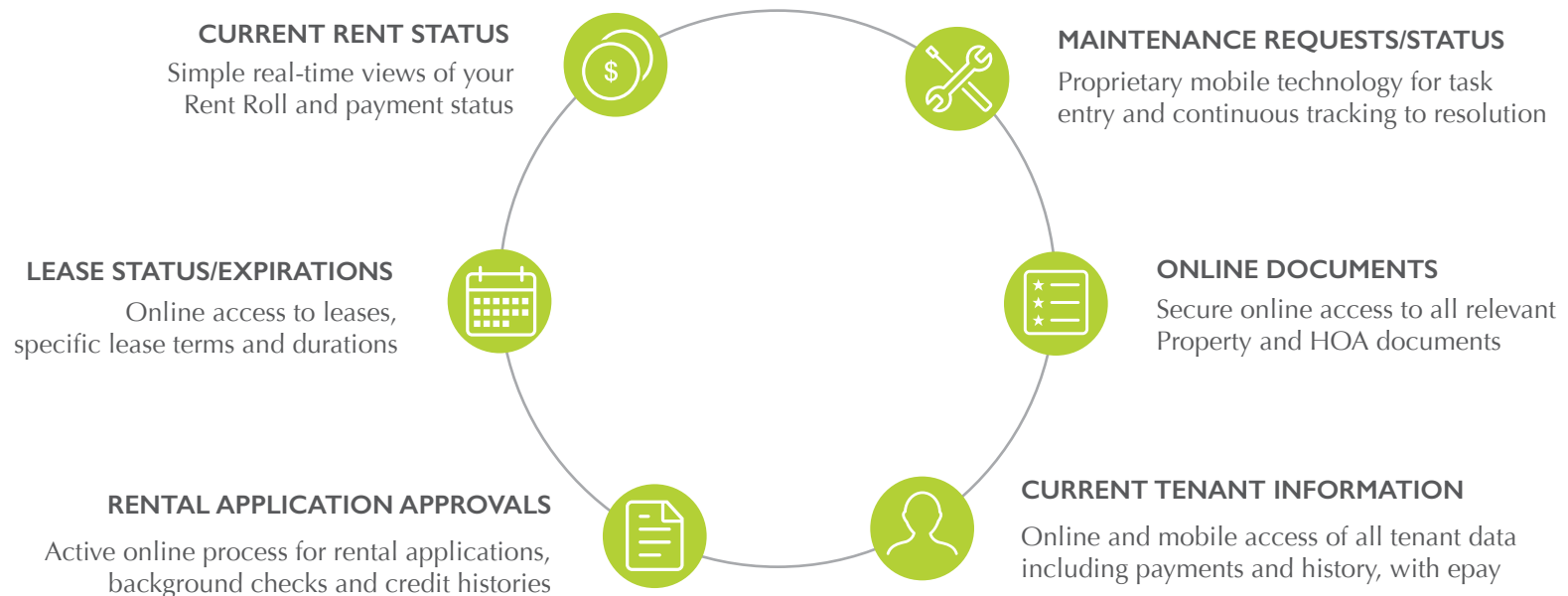
FINANCIALS



Access all aspects of the activity, performance and status of your property from Rent Rolls to Payment Status to Active/Resolved Maintenance Tasks to Financial Performance anytime, online or mobile.

MOBILE & ONLINE CAPABILITIES

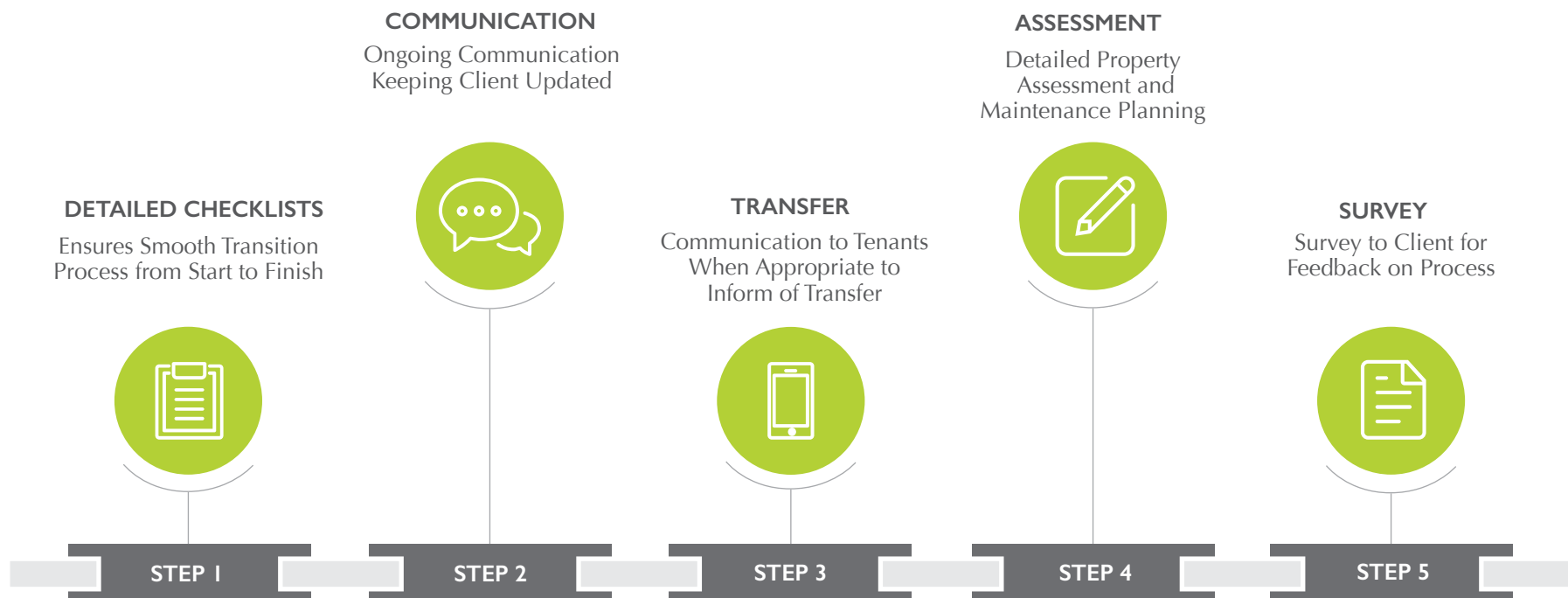
Our investment in advanced Property Management and HOA Management systems enhances your experience by allowing Owners, HOA Boards, Homeowners and Tenants to simply access what they need, when they need it, and how they would like to access it.



DETAILED OWNER/HOA & TENANT ONBOARDING PROCESS

We have created a custom Onboarding System to ensure a smooth transfer of property management and initiation of our services.

Our Process includes the following steps:





COMPLETE PROPERTY SERVICES, COMMERCIAL, RESIDENTIAL & HOA/COMMUNITY

Our mountain environment means we embrace all four seasons. To protect and ensure your properties value, security and safety at all times, it is critical to have experienced and responsive maintenance staff, tools and systems. At Integrated Mountain Maintenance, we are dedicated to each and have also invested in advanced maintenance management and tracking technologies to better serve you.

Maintenance Staff, Tools & Technology:

- ♦ Dedicated In-House Teams & Equipment
- ♦ 24 Hour Contact Phone/Web & Task Initiation
- ♦ Online/Mobile Maintenance Task Tracking & Management
- ♦ Quarterly & Annual Maintenance/Performance Reporting
- ♦ Comprehensive Property Assessment with Client Onboarding
- ♦ Annual Maintenance & Capital Budgeting
- ♦ Managed Third Party Vendors when Required

FULL SERVICE PROPERTY MAINTENANCE, RE-CONSTRUCTION, RE-DEVELOPMENT & ENHANCEMENT



TODD LEAHY
Founder/Maintenance Coordinator



KRISTINE LEAHY
Maintenance Coordinator

Serving both the commercial and residential real estate markets Todd brings more than 23 years of marketing skill and expertise, as well as a true passion for protecting and enhancing the Roaring Fork Valley.

A native of Aspen Colorado, Kristine has a long history and deep understanding of the Roaring Fork Valley. Kristine has been involved in Property Sales, Management and Maintenance for decades and brings a solid understanding of Residential, Commercial and HOA property needs to the Maintenance team.

MAINTENANCE CAPABILITIES & TECHNOLOGY

At Integrated Mountain Maintenance, our team of professionals spend the majority of their time in the field servicing properties. With that in mind, we have invested time and effort to ensure that our client's needs are being met. With specialized applications, managers may track numerous jobs at once.

- ♦ Proprietary Software for Real-Time Management of All Maintenance Tasks & Activity
- ♦ GPS Tracking of Work Vehicles with Real Time Map Locations
- ♦ Tracking Maintenance Tasks with Property Names and Completion Due Dates
- ♦ Employee Time Sheets with Ability to Clock in and Out at Each Job Location
- ♦ Mapping of Who is Working Where and for How Long

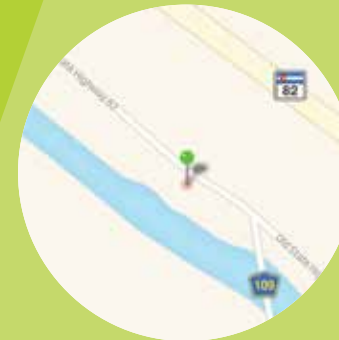
GPS TRACKING



VEHICLE TRACKING



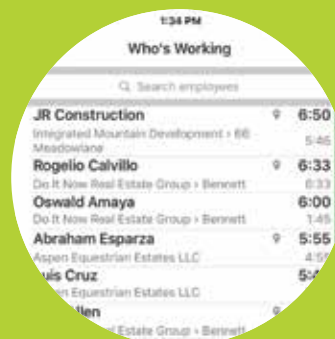
PROPERTY LOCATION



WORK TASKS



WHO'S WORKING



CLOCK IN TIME



TIME SHEETS



INTEGRATED MOUNTAIN **MAINTENANCE**

LANDSCAPE & IRRIGATION SERVICES **RESIDENTIAL - COMMERCIAL - HOA**

Our mountain environment means we embrace all four seasons. At Integrated Mountain we want you to enjoy each as we ensure your properties beauty and value.



MARTIN CAMUNEZ

Landscape & Irrigation Supervisor

Martin has long experience in the Roaring Fork Valley with a deep knowledge in all aspects of Landscape and Irrigation maintenance and installation. Martin also brings his knowledge and skill to his hands on leadership of an experienced Integrated Mountain team with a dedication to excellence in every property and landscape.

Lawn, Tree & Shrub Clean-Up & Maintenance

- ♦ Tree-Shrub Trimming & Removal
- ♦ Bed Clean-Up & Mulching
- ♦ Spring Fertilize - Thatch & Aerate
- ♦ Lawn Mow - Trim - Maintenance
- ♦ Complete Landscape Installation
- ♦ Snow Plow & Ice Control

Irrigation Installation, Start-Up & Maintenance

- ♦ Irrigation Systems & Timers - Spring Start-Up
- ♦ Sprinkler Coverage Analysis
- ♦ Head Repair & Maintenance
- ♦ New Irrigation System Installation
- ♦ Fall System Shutdown

MEET **OUR TEAM**

PROPERTIES



MISTY BRISCOE-GARCIA
Managing Broker



SCOTT DILLARD
Founder/Broker Associate



MIKE HENRY
Founder/Broker Associate



MATTHEW RUBSAMEN
Partner/Broker Associate



KRISTINE LEAHY
Broker Associate



LAURA KUHL
Broker Associate



CHRIS ROMME
Broker Associate



EDWIN FONTANEZ
Broker Associate



EMILY GOOD
Broker Associate



BEN WEST
Broker Associate



JOE CARPENTER
Broker Associate



BRENDEN JACKSON
Broker Associate



KYLE KNOTT
Broker Associate



VIVIANA ESPINO
Broker Associate



MATT DUMOULIN
Broker Associate



POLLY HILLEKE
Broker Associate



MARTY ROCHOWIAK
Broker Associate



LEAANN CLARK
Broker Associate



ESTEBAN ESPINO
Broker Associate



BOB JOHNSON
Founder/Executive Vice President



SUZANNE HENRY
Founder/Managing Broker



DORETTA REUSS
Assistant Property Manager



SAM ENGEN
Broker Associate



LINDSAY ROSENFELD
Quality Assurance Coordinator



KRISTINE LEAHY
Maintenance Coordinator



TODD LEAHY
Founder/Maintenance Coordinator



MARTIN CAMUNEZ
Landscape & Irrigation Supervisor



ROY OGDEN
Maintenance



OBED GARCIA
Maintenance



ELEVATE YOUR BUSINESS WITH INTEGRATED MOUNTAIN GROUP

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