

SCOPE OF WORK

5286 Broken Oak Dr
Memphis TN 38127

- ❖ RoofNew
- ❖ Heating SystemApprox 2-yr old
- ❖ Central Air ConditionerApprox 2-yr old
- ❖ Water HeaterNew
- ❖ Flooring
 - Living RoomHard Surface
 - KitchenHard Surface
 - BedroomsHard Surface
 - Other:
- ❖ Appliances
 - Dishwasher☒ Yes☐ No
 - Electric Stove☐ Yes☒ No
 - Vent a hood☒ Yes☐ No
 - Refrigerator☐ Yes☒ No
 - Whirlpool Dryer☒ Yes☐ No
 - Whirlpool Washer☒ Yes☐ No



- ❖ We operate under several LLC's
 - Reedy and Company is our in house Real Estate Investment Brokerage and Property Management Company.
 - Memphis Investment Properties IV, LLC is our holding company.
- ❖ We utilize 24 month leases for new residents. Rents in Memphis have grown over 25% since 2020. Our goal is to obtain a 4% annual rental increase on occupied properties.
- ❖ We have over an 80% renewal rate with tenants and a 4 year average tenant stay.
- ❖ 8% of gross collected rents for monthly PM fee and 25% lease renewal fee which normally starts at month 24.
- ❖ For a nominal fee of \$175.00 an annual inspection will be held for each property where we will go inside the home to check for any safety or lease violations. Tenants can do a self inspection for free.
- ❖ We manage over 3,750 doors in the Memphis area with a collections rate of 97%+ and 96%+ occupancy rate.
- ❖ On average our houses appraise 2% higher than purchase prices listed.
- ❖ Memphis home prices have doubled in the last 10 years which equates to a 400% ROI for owners putting 25% down.
- ❖ If the house has a second story, carpet will be installed on the second story to reduce noise. Hard surface floors will be used on the main floor.
- ❖ Tenants are responsible for performing basic lawn care
- ❖ Tenants put all utilities in their personal name and pay the utility company directly in Memphis
- ❖ Tenants bring their own appliances and pay to maintain for B and C areas
- ❖ Weather, permits and code enforcement, damages to the property, or unforeseen circumstances could cause delays in our target completion date.
- ❖ A/C systems and appliances are not placed until the tenant moves into the property to prevent theft
- ❖ If your A/C unit is installed in the winter months, it will not be serviced for operation until the unit is ready for its first use.
- ❖ Target Rents: All rents quoted on our proforma or spreadsheet are guaranteed. In the rare case we have to lower the rent we will credit your account for 12 months of the difference. Ie. \$50 rent decrease X 12 months = \$600 credit upon tenant move in
- ❖ All properties are marketed toward section 8 and self paying tenants per federal law. The vast majority of our houses end up going to self paying tenants. [View](#)
- ❖ If the home is vacant upon closing, a lease up fee will be deducted from the 1st month's rent. The lease up fee is ½ of the rental amount. If already rented we will waive the fee which happens 90% of the time
- ❖ A \$500 Maintenance Reserve will be required for each property.
 - *These funds will be held by Reedy & Company for any future repairs that will be needed and returned when you sell the property or no longer have Reedy management.
- ❖ The 10% late fee is kept by Reedy and Company to pay for the collections team.
- ❖ Rent will be deposited into the owner's account on the 1st business day of the following month it is collected along with a monthly profit and loss statement.