



Alex Gruye

Assaf Arie

## Why Choose Lion Rock?

### Stay Ahead of the Market

With thousands of rentals being built each year and mortgage rates as low as ever, competition in the housing market is too intense to work with a sub-par property manager. We work with you to lower expenses and tenant turnover. The biggest key for us is bridging the gaps in communications and operations between tenants and owners.

### Keep more of Your Money

We're a boutique firm that works exclusively with high quality properties that show potential for growth. We charge a flat-fee and are completely transparent with you regarding what, why, and how we do what we do. With **Lion Rock** you'll achieve higher profit margins than you would managing the property on your own.

### A Dedicated Team Will Have Your Back

You deserve to work with a property management company that is committed to protecting your best interests at every turn. We want the *business* of your building to run smoothly and we'll go to great lengths to make that happen.

## Our Competitive Advantages

- ▶ Active, responsive, dependable managers who know that your good referral is our best asset
- ▶ Smart and efficient management practices that keep you in control at all times
- ▶ Diligent, agile, and aware of market trends
- ▶ Mindful of unique property needs
- ▶ Foster relationships to lower overhead, increase profit, and improve cash-flow
- ▶ Fill all the voids in relationships between property owners, vendors, and tenants to foster long-term success
- ▶ Utilize smart, proven methods, which help us maintain vacancy rates below market averages
- ▶ The service and performance you expect from traditional property management services—only without the hassles, added fees, and hidden costs

## Services We Offer

1. Comprehensive pre “take-over” financial analysis, which outlines where we can save you money and where we can create additional value in the tenant/ owner relationship
2. 24/7 property management with two-hour response times to both owner and tenant via text, email, or phone
3. In-house maintenance services and dedicated vendors that are all structured to save money and improve cash flow
4. 360° monthly reviews of financial forecasts that compare financial projections to actuals
5. Fast, friendly, and professional representation of your interests to both tenants and vendors in order to protect and extend your reputation as a desirable location



Call us to schedule your interview/assessment today.

612-206-0605

Get your free *Revenue Opportunity Analysis* and work with a team that places your needs first.

We're a boutique property management firm that doesn't offer "cookie-cutter" services, but rather solutions that foster long-term, successful relationships between owners and tenants.

## Customer Testimonials:

*"My tenant turnover has decreased 15% in the 6 months since partnering with Lion Rock Properties"*

—Dave, Newport Ponds

*"After 2 years of loses, LRP turned me cash-flow positive the very first month."*

—Julie, The Jameson

*"My ROA identified several places for savings in our long-term expenses"*

—Tracy, Le Parisien Flats



# LION ROCK

PROPERTY MANAGEMENT SERVICES

*Pursuing Your Success  
Through Knowledge,  
Strength, & Determination*



## LION ROCK

7545 Commerce Street West  
Corcoran, MN 55340

info@LRProp.com

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

612 206-0605