

**WE ARE FOCUSED
ON TURNING YOUR
PROBLEMS INTO
PROFITS.....**



Before



After

● ● ●
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770-505-6000

COG MANAGEMENT

**PROPERTY MANAGEMENT
BUY-SALES-RENT**



770-505-6000

www.coghomes.com

A local company, Christian based. We
Manage, Sell, and Buy homes in West Atlanta
including Cobb, Douglas, Paulding, Carroll and
surrounding counties.

“Practical Solutions for Everyday
People!”

WHERE DO YOU FIT? IT IS REALLY BASED ON YOUR NEEDS.

RENTAL PACKAGE

Listing on www.coghomes.com
Yard Sign

News Paper ad (rotation)

Additional 15 web page ads (rotation)

One Month Finder's Fee

8% - 10% management fees

RENT-TO-OWN PACKAGE

No Maintenance

Listed in our Owner Finance sheet

Listing on www.coghomes.com
Yard Sign

News Paper ad (common)

Half down payment at signing and remainder of 6%
commission at sale

10% management fee

MLS PACKAGE

SELL/LEASE/LEASE OPTION

FULL exposure on the MLS Full force of realtors
selling for you

Listing on www.coghomes.com
Yard Sign

News Paper ad (common)

Half down payment at signing and remainder of 6%
commission at sale for L/O

10% management fee

We are Professional Property Managers

Are you a tired and frustrated landlord?

Whether you are a seasoned pro or you've become a landlord 'accidentally', you will probably agree that it's no walk in the park!

Dealing with tenants calling day and night, potential lawsuits, vacant properties with no income, evictions, vandalism, shelling out money for maintenance, irresponsible tenants damaging your investment, etc., etc., can make you old before your time.

On top of all the problems associated with tenants and toilets, **do you really know and understand the landlord tenant laws of your state?** Most busy landlords never get around to learning their State and Federal Laws. That can be a big mistake.

Fortunately, you don't have to continue to struggle with your units. **We can change your problem properties into profits or even take them off your hands, You choose.** Whether your property is vacant or not, whether your property needs repairs or not, **we can help.**

Having problems getting a non-paying tenant out? We can help, when dealing with evictions you need a pro.

OUR SERVICES:

- **Advertising** – COG Management will pay for and handle all of the advertising so you do not need to pay for classified ads. This can save you a bundle. including:
 - **Web Page**
 - **Multiple pay web sites**
 - **MLS listing***
 - **Ad in local paper**
 - **Signs**
 - **Fliers / Vacant Property Sheet**
- **Online access** to your account 24 hours a day with pictures of your home.
- **Listing and Showing** – COG Management will list and show your Investment property for you. No more drives across town.
- **Tenant Screening** – COG Management can screen all of the perspective tenants for you. This saves you hours of aggravation. Nothing can guarantee 100% good tenants, but professional screening gives you the best tenants for your money.
- **Property Management** - No more late night emergencies or scrambling to find a contractor. We handle all of that.
- **Payment Servicing** – We collect the rent. No need to track down your tenants, we do all of that. We file and evict tenants that do not pay. Nobody wants to have to evict anyone, but if needed, we do it for you. No need to figure out the county process, we know how. This can save you months of aggravation and we do it in just weeks. To get your investment profitable again.
- **Contract Management** – COG Management can handle all of the contracts for you. No more worrying about the forms.
- ***Lawn Care and Landscaping** – COG Management can provide lawn maintenance and landscaping for a fee. Saving your time.
- ***Repairs and Maintenance** – You can save thousands on repairs using our preferred contractors.

* Additional charges may apply