



Real Estate Services

WE DELIVER
FULL SERVICE
PROPERTY
MANAGEMENT
& REAL ESTATE
SERVICES

Contact@keyvestre.com

www.keyvestre.com





Your One Stop Shop for Real Estate Investing & Property Management

We can help free you up by managing your existing properties and helping you find new opportunities.

The KEYVEST team can help you maximize your net operating income and the return on your investment. Whether it is placing and managing tenants, making repairs and improvements, or preparing for your exit, our team of expert real estate professionals can get it done on time and on budget.

The Leadership Team

The pros behind your investment



Albert Dweck

Since 2001, Albert has been the managing principal of **over 50 real estate partnerships** with approximately **500 units under management**.

He has been successfully leading real estate activities -- including planning, acquisition, approval, financing, marketing, sales, leasing, and maintenance.



Kurt Brungardt

Kurt is the Founder and COO of a private holding company that has acquired **over 190 properties**.

Prior, Kurt was CIO for a NY-based private investment firm. Working with both investment and operations teams, Kurt helped enable the growth to **\$15 billion in assets** under management.



Tom Santoro

Tom has been involved in over **600 real estate transactions** exceeding over **\$175 Million** in value.

Since 2012, Tom has been leading KeyVest as the President, Broker of Record and Managing Member. His team currently manages over **200 properties**.



We Protect Your Assets and Maximize Your Profits

- ✓ Marketing
- ✓ Rental rate analysis
- ✓ Easy online applications
- ✓ Thorough and rigorous tenant screening
- ✓ Custom online leases
- ✓ Handle all paperwork
- ✓ Online rent collections
- ✓ Online owner portal
- ✓ Online tenant portal
- ✓ Move in inspections
- ✓ Move out inspections
- ✓ Maintenance management & coordination
- ✓ Eviction management
- ✓ Bookkeeping and reporting
- ✓ And more....



KEYVEST

Real Estate Services

FULL SERVICE
MARKETING
PLAN &
STRATEGY

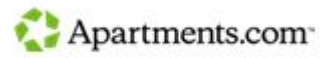
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Maximizing Exposure and Finding Quality Tenants

The MLS (Multiple Listing Service), All these sites and many more...



Professional Services

- ✓ Signs
- ✓ Photography
- ✓ Lockboxes
- ✓ Online showing process
- ✓ Feedback requests
- ✓ Initial tenant screening
- ✓ Online application process
- ✓ Deposit collection
- ✓ Detailed & thorough lease
- ✓ Video tours *
- ✓ Professional photography *



THOROUGH TENANT SCREENING

Tenant Screening Criteria

- ❖ Credit History
- ❖ Employment Verification & History
- ❖ Income Verification
- ❖ Rental Verification and History
- ❖ Criminal Background Check
- ❖ Landlord Tenant dispute History
- ❖ Eviction History
- ❖ Terrorist Database Search
- ❖ Animal Criteria

Apply Online 24/7

Rental Application

KEYVEST
 📞 (877) 662-7540



Before you begin:

In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income. Proof of income MUST include Last 2 pay stubs and your latest W2 or 1099.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references.

Each resident over the age of 18 must submit a separate rental application.

There is a non refundable \$35 application processing fee charged for every applicant.

Application fee: \$35.00

Before you begin

- Your contact info
- Where you've lived
- Your housemates
- Personal information
- Your income
- Questions
- Attach documents
- Pay fees
- Review and confirm

You are applying to rent:

222 E. Broad Street
 2F
 BURLINGTON, NJ 08016

Desired Move-in

03/01/2021 

- I am applying as a **tenant**. (I will be living on the property.)
- I am applying as a **guarantor/co-signer** for another applicant. (I will not be living on the property.)

[Get Started](#)



Real Estate Services

TENANT
COMMUNICATION &
SERVICES

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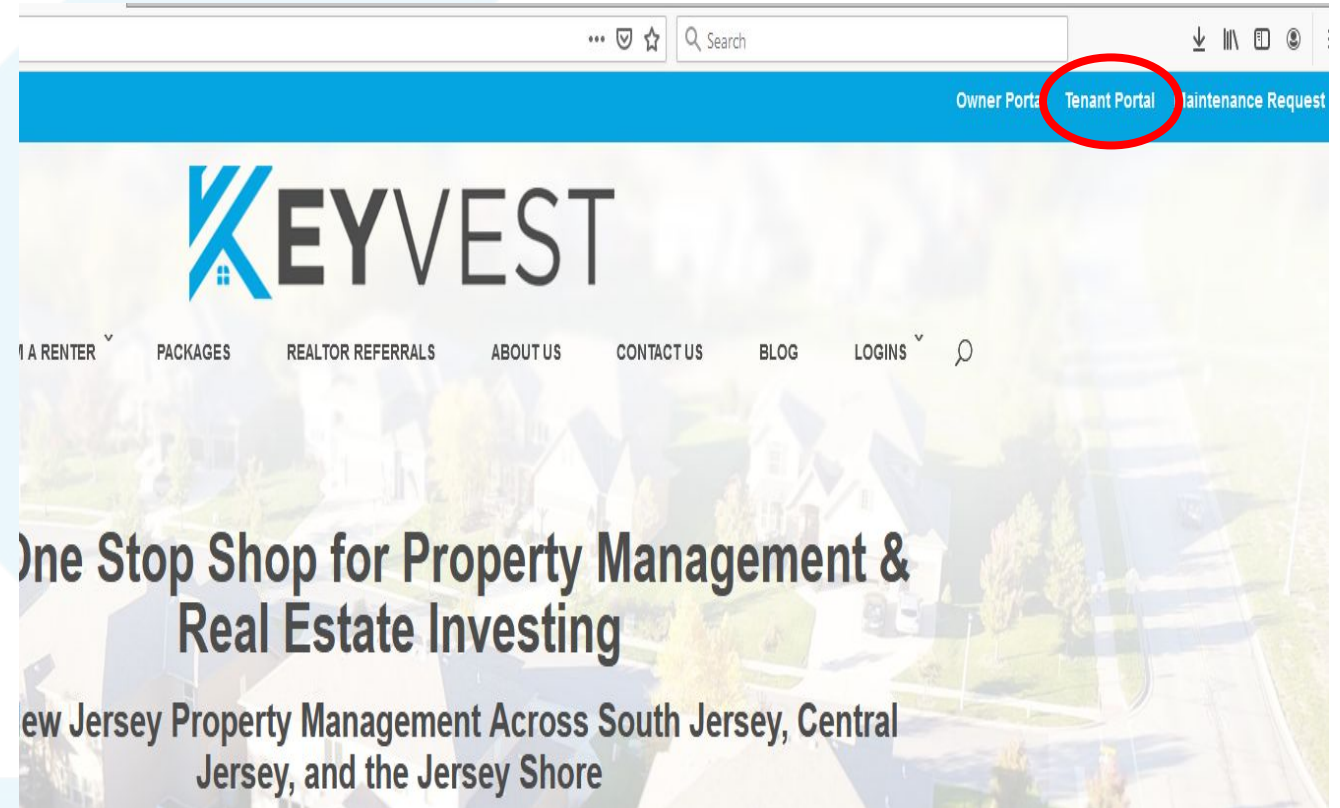
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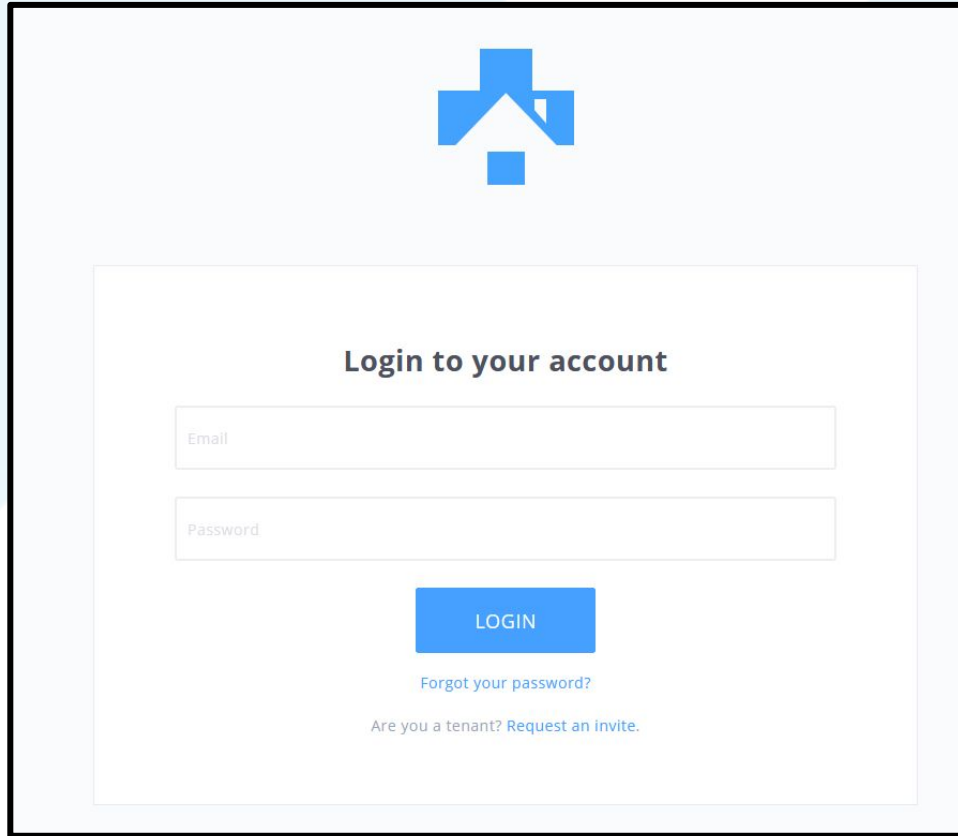
Tenant On-Boarding

Tenant Portal & Maintenance Requests

- ✓ Welcome letter
- ✓ Detailed lease
- ✓ Multiple ways to pay rent
- ✓ Online payment
- ✓ All communication tracked
- ✓ Detailed Move in Inspection
- ✓ Informational Website
- ✓ Tenant Portal
- ✓ Maintenance Portal
- ✓ Service Hotline



Maintenance Coordination



The screenshot shows a login interface with a blue logo at the top center. Below the logo is the text "Login to your account". There are two input fields: "Email" and "Password". Below the "Password" field is a blue "LOGIN" button. Underneath the button are two links: "Forgot your password?" and "Are you a tenant? Request an invite."

- ❖ Online tracked requests
- ❖ Vendor assignment and scheduling
- ❖ Internal Chat tracking
- ❖ Upload pictures and video
- ❖ Include a description of the issue
- ❖ Time stamped from beginning to end
- ❖ Feedback survey sent to tenant upon completion



Real Estate Services

OWNER
COMMUNICATION &
SERVICES

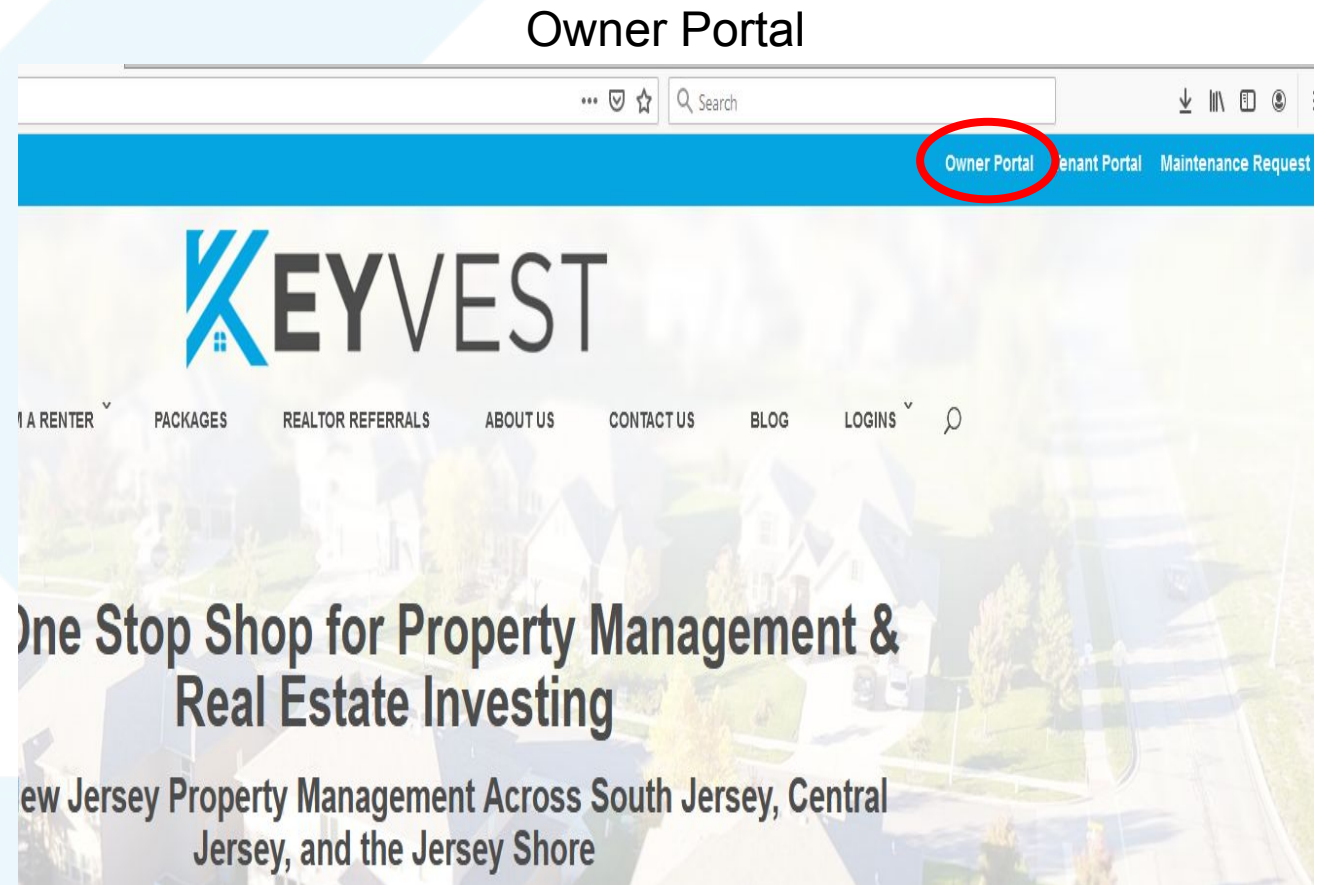
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Owner Services & Support

- ✓ Welcome letter
- ✓ Online Owner Portal
- ✓ On-Boarding Checklist
- ✓ Lease review & transfer
- ✓ Tenant On-Boarding
- ✓ Easy Owner Distributions VIA ACH
- ✓ Bookkeeping & Reporting
- ✓ Preferred Vendors
- ✓ On-staff Maintenance
- ✓ Eviction Management





Owner Reporting

Owner Statement

KEYVEST
604 Route 71
Brielle, NJ 08730
(877) 662-7540
<http://keyvestre.com>

Owner Statement
Jan 01, 2021 - Jan 31, 2021

PO Box 312
Bay Head, NJ 08742

Notes

Dear Owner,

Please refer to your Owner Statement for available cash.
*The Ending Cash balance is your actual available cash as of the reports closing date. The Beginning Cash balance is the closing balance from the previous month.

The Cash Flow report balance includes all prepayments.

Kind Regards,
KEYVEST PM

Consolidated Summary (7 properties)

Beginning Balance	3,541.95
Cash In	23,614.41
Cash Out	-19,398.90
Management Fees	-583.42
Owner Disbursements	-4,605.49
Ending Cash Balance	2,568.55

CST2: 105 Evergreen Ave, Neptune City, NJ 08753

Property Summary

Beginning Balance	1,828.79
Cash In	1,831.42

Cash Flow Report

Cash Flow - Property Comparison Hide Details
 FEEDBACK Find in Report Print to PDF ACTIONS Refresh Customize

KEYVEST
Properties: CST2: 25 Park Ave, CST2: 25 Park Avenue, CST2: 517 Garfield Ave, CST2: 517 Garfield Avenue, CST2: 85 Laurel Ave, CST2: 935 Laurel Avenue, CST2: 920 Bowling Green, T... [Show More](#)

Owned By:
Display by Ownership %: No
Date Range: 01/01/2021 to 01/31/2021
Level of Detail: Detail View

Account Name	CST2: 105 Evergre	CST2: 25 Park Ave	CST2: 517 Garfield	CST2: 85 Laurel Av	CST2: 920 Bowling	CST2: 933 Hardenl	Total
Operating Income & Expense							
Income							
RENTS							
Non-Refundable Pet Fee or Rent	0.00	0.00	0.00	0.00	0.00	25.00	25.00
Rent Income	1,260.00	1,975.00	1,775.00	1,198.82	1,313.25	2,300.00	9,822.07
Total RENTS	1,260.00	1,975.00	1,775.00	1,198.82	1,313.25	2,325.00	9,847.07
FEES							
Late Fee	0.00	25.00	0.00	1.18	0.00	0.00	26.18
Total FEES	0.00	25.00	0.00	1.18	0.00	0.00	26.18
Total Operating Income	1,260.00	2,000.00	1,775.00	1,200.00	1,313.25	2,325.00	9,873.25
Expense							
CLEANING AND MAINTENANCE							
General Maintenance Labor	0.00	0.00	2,500.00	0.00	1,175.65	665.80	4,341.45
Landscaping	0.00	0.00	0.00	0.00	533.13	0.00	533.13
Cleaning and Maintenance -Othe	0.00	0.00	0.00	0.00	0.00	-650.00	-650.00

All of this & We can Help you Grow Your Investment

We are a Full-Service Licensed Real Estate Brokerage made up of Real estate investors. As a result, we not only preserve and protect your asset, we can help you acquire more opportunities.

We can help with the following:

- Finding more properties
- Analyzing the opportunity
- Working on a renovation budgets
- Expert Negotiations
- Maximizing profit
- Financing consultations
- Joint Venture possibilities



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