

# Realtors...

We pay you **\$500.00** for every owner who signs an ANNUAL property management agreement with us.

Call: **239-287-5573** for on the spot rental information

**100%**  
Client Retention Guaranteed

**100%**  
Satisfaction Guaranteed



## Ways to contact Us:

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## Office

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## Follow Us:

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🌐 Patrick McGuire

We are committed to loyalty, education and philanthropy through life-long personal relationships as we provide honest, ethical and expert Real Estate Transaction Services.



## ANNUAL RENTALS & PROPERTY MANAGEMENT



With the Go McGuire Team at NextHome Coast2Coast you can expect the very best annual rental program available. Making sure our property owners get the maximum return on their investment properties is the core of our management values. Whether you're investing in income properties or are planning to rent your future retirement property until that magical day comes, we have a custom management strategy for you. NextHome Coast2Coast has been handling annual rentals in Lee and Collier counties for over 15 years. Our agents live and work here and no one knows the area better than we do. Let us do the work!

Serving all of SW Florida, Collier, Charlotte and Lee Counties.

### Property Management The Way It Should Be....

Whether you're a first time investor, seasoned professional, or planning retirement, work with a team you can trust.

We truly believe all rental property owners should feel like investors, not landlords. We make that possible with first-rate communication, extensive experience, and our award-winning property management software. Our system allows both you and your tenants a transparent portal to see what's going on 24 hours a day.

Property Management is not just a business. It's an equitable relationship that must remain healthy and we truly understand that!



### Risk Free

We inspect, photograph, and advertise your property at our expense. There are no hidden or "extra" fees. We are paid from actual rental income, so we do not get paid until you get paid.

Most property management companies charge an initial management fee. Many expect you to pay this fee up front. NextHome Coast2Coast believes in a simple commission structure that is fair across the board and is often less than our competition. All this while providing the highest level of service.

### Low Commission Rates

We offer two simple commission plans:

**Finder's Fee Only:** We find, screen, and place the most qualified applicant available. We handle the lease and HOA application (if necessary) then simply turn the tenant over to you at move in. No fuss, you manage the property yourself.

**Full Management:** We provide all the services listed above, but you never deal directly with the tenant. Our team handles all maintenance requests, lease enforcement, rent collection & disbursement and accounting all for a low monthly fee.

### Trusted Team Of Professionals

With over 13 years managing literally thousands of properties in Lee and Collier Counties, our team of professionals is ready, willing, and able to handle any situation that may arise, practicing a high level of professionalism and industry ethics.

### Marketing & Advertising

We are professional marketing managers. When you list with us, your home is not only listed in the MLS with some of the highest co-brokers paid in town, it's also syndicated onto over 500 other websites including Zillow, Trulia and Realtor.com.

### Quality Tenants

Our background and credit checks are meticulous. We speak to current and former landlords, current and former employers, we run a nationwide criminal & credit search including enhanced local searches for lawsuits, and criminal history.

### Round the Clock- Emergency Maintenance

We provide superior maintenance service to ensure your investment is well maintained with zero owner escrow required and we NEVER mark up vendor bills. You pay the discounted rates we pay.