



MANAGEMENT PROPOSAL

FOR INVESTORS



CREATED BY
Venture Haven

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WHY VENTURE HAVEN

At Venture Haven, we redefine property management with exceptional services tailored to owners and tenants. Our unwavering commitment to excellence ensures an unparalleled experience.

We specialize in high-end rentals and our rental prices are higher than the Huntsville avg. Each property undergoes a meticulous selection process, meeting our stringent standards. Leveraging cutting-edge technology, our online portals provide seamless tenant management and regular updates for owners. Our professional team delivers excellence in every interaction, from swift responses to proactive maintenance. We partner with Refined Marketing to ensure our social media and marketing collateral are optimized to perform in this digital age, while staying on trend aesthetically. Experience the pinnacle of property management with Venture Haven, where convenience, professionalism, and peace of mind converge. Welcome to Venture Haven, where excellence meets property management. We currently manage 220+ properties!

SOCIAL MEDIA



MARKETING



SYSTEMS

Online Portal

Email

Password

WHAT VENTURE HAVEN PROVIDES



FINANCES

- All bookkeeping property accounts
- All accounting for property accounts
- Yearly 1099s for investors
- Help with legal services
- VH lawyer on retainer for the company
- Facilitating acquisition of HOA fines



VENTURE HAVEN HANDLES

- Applications
- Marketing material
- Screening
- Systems
 - Collecting rent
 - Pet fees
 - Paying vendors
- Processing evictions (if it happens)
- Posting notices
- Maintenance
 - Repair request coordination
 - Community maintenance
- Booking tours
- Lease renewals



INSPECTIONS

- Move in & Move out inspections
 - Includes hundreds of pictures.
- Periodic Inspections (sometimes these are just drive by visits)

Investing in property is a key step toward financial freedom, but managing it can be tough, especially for new investors. Venture Haven Property Management offers peace of mind and we try to get our investors the maximum ROI possible. With over a decade of experience, we handle everything—tenant screening, leases, rent collection, maintenance, and financial reporting. Using advanced technology, our online portals provide seamless updates and tenant management. Committed to integrity and excellence, we try to ensure consistent rental income and stress-free ownership.

OUR PROPERTY MANAGERS



TIFFANY LEWIS | PROPERTY MANAGER

Tiffany Pugh, a property management professional with over five years of real estate experience and specializes in helping investors grow and maximize their portfolios. Born and raised in Athens, Alabama, she is deeply connected to the North Alabama community, where she's raising her two boys. She is well versed in the local rental market, and as a founding member of Venture Haven, Tiffany is known for her exceptional service, clear communication, and innovative solutions that drive results for her clients.



tiffany@venturehaven.com



256-508-3051



KELSEY FOURROUX | PROPERTY MANAGER

I'm a Huntsville native with over 4 years of experience in real estate, and I genuinely enjoy helping property owners get the most out of their investments. As both a property manager and investor, I understand the balance between maximizing returns and keeping tenants happy. My approach is friendly, hands-on, and focused on making things as easy and stress-free as possible for you. Whether you're just starting out or looking to expand your portfolio, I'm here to help you achieve your real estate goals with personalized service you can count on.



kelsey@venturehaven.com



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OUR TEAM

Our company is proudly woman-owned and woman-led, founded out of a need for a high-caliber team dedicated to providing exceptional service to investors who often face challenges managing their properties. Each member of our team brings unique expertise and skills, creating a diverse and dynamic group that sets us apart from others in the industry. We have carefully crafted a streamlined process to ensure smooth operations and deliver a stress-free experience for our clients. Our business model is designed for scalable growth, adapting to the increasing demand for our services. We are committed to helping our clients achieve their goals while maintaining transparency and integrity in sharing insights about the market. Choose our team for your property management needs—we're here to support your success.



@venturehavenproperties

WEBSITE



strategy

STEP ONE: INITIAL CONNECTION

Our first conversation is your chance to meet our team, understand our services, and ask any questions. We'll discuss how we can support your goals and set clear expectations for a successful partnership.

STEP TWO: DISCUSSING YOUR INVESTOR PLAN

This meeting is your chance to share your investment strategy and goals. We're committed to helping you achieve them.

STEP THREE: SIGN PAPERWORK

After reviewing how we can support your investment journey, we'll schedule a time to finalize the property management agreement. From there, our team will get to work, ensuring a seamless and results-driven approach to your success.

STEP FOUR: PREP & LIST RENTAL

We'll install a high-quality yard sign, assist with unfinished projects, and coordinate professional photography to showcase your property. Our goal is to attract maximum attention, secure reliable tenants quickly, and help you start generating rental income while maximizing your property's potential.

STEP FIVE: SECURE TENANTS

We conduct thorough tenant screening, reviewing applications and personally engaging with prospects to ensure reliable tenants who will care for your property.

OUR LUXURY EXPERIENCE

LUXURY ISN'T ABOUT THE PRICE POINT, IT'S ABOUT THE EXPERIENCE.



EXCEPTIONAL CUSTOMER SERVICE

Exceptional customer service is a cornerstone of luxury experiences. We train our staff to be highly knowledgeable, attentive, and responsive. Handling any issues or concerns with grace and promptness. Consistently delivering top-tier customer service is crucial for maintaining a luxurious reputation.



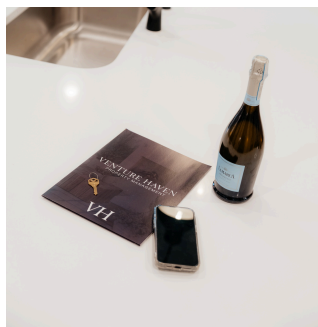
THE VISION

We want to help investors grow their portfolio and make more money. We are not here just to manage but to educate.



PERSONALIZATION & EXCLUSIVITY

Tailor the experience to each individual customer whenever possible. The feeling of exclusivity and being treated as a valued, unique customer is a hallmark of luxury experiences.



WHO YOU WORK WITH

Possible tenants will search the internet for information on the company that is representing your property. Choosing to work with a company that has a solid reputation, amazing reviews, and the best customer service is key to getting your investment rented. Tenants want to feel like they are going to work with a company they can trust.

RESIDENTIAL BREAKDOWN OF FEES



10% MANAGEMENT FEE TO VENTURE HAVEN EACH MONTH	ADDITIONAL INCOME TO INVESTOR	
	PET FEE & RENT TO INVESTOR	
	\$350 <i>Per animal</i>	\$25 <i>Monthly pet rent per pet</i>
	<i>*Venture Haven takes 10% of pet fee and pet rent</i>	
*10% FEE Of total repair costs to Venture Haven	One time fee on first month's rent paid to Venture Haven <u>50% OF 1 MONTH'S RENT</u>	

Venture Haven would manage all repairs, monthly maintenance, vendors, etc. See page 4 for all that VH would manage. However, Venture Haven is not responsible for the costs of maintenance for the property or any costs associated with evictions, should they occur. There is also a 25% new tenant fee or renewal fee to VH when a lease is renewed for the first month of the renewed leased vs the standard 10%.

**Maintenance coordination by Venture Haven is an optional service. You do have the choice to coordinate repairs independently without being charged the 10% fee.*

OUR HISTORY (SOME OF OUR RECENT LEASED)



3206 SOUTHFIELD LANE SW
HUNTSVILLE, AL 35805

Rent: \$2,300
Days on Market: 20



1212 HALSEY DRIVE NW
HUNTSVILLE, AL 35801

Rent: \$1,600
Days on Market: 31



249 KELSEY LYNN LANE
HUNTSVILLE, AL 35806

Rent: \$2,400
Days on Market: 28



8003 MISTY VALLEY WAY
OWENS CROSSROADS, AL
35763

Rent: \$2,550
Days on Market: 35



409 E MOSSYLEAF DRIVE SW
HUNTSVILLE, AL 35824

Rent: \$2,200
Days on Market: 7



109 AUDI COURT
HARVEST, AL 35749

Rent: \$2,200
Days on Market: 11



117 IBERVILLE STREET
MADISON, AL 35758

Rent: \$2,500
Days on Market: 88



368 CASTLEPATH DRIVE
MADISON, AL 35756

Rent: \$2,700
Days on Market: 9



3311 BEVERLY DRIVE SW
HUNTSVILLE, AL 35801

Rent: \$2,200
Days on Market: 8

FAQ

Q1. WHAT ARE YOUR FEES?

Our fee structure is as follows:

- You don't pay us until your property is leased!
- First month of the initial lease: ONE time payment of 50% of a full month's rent.
- Remainder of the lease: 10% of the monthly rent.
- First month of renewal leases or new tenants: 25% of the monthly rent, then 10% for the remainder of the lease.

This schedule remains in effect unless otherwise stated. Owners may need to provide an upfront contribution for expenses like lawn care and utilities. Owner payment batches are made in arrears monthly at the end of each month.

We charge a 10% referral fee on repair costs if using vendors hired by us, but you are free to coordinate repairs independently.

Q2. WHAT IS INVOLVED IN THE TENANT SCREENING PROCESS?

We conduct a comprehensive screening process for all applicants aged 19 and older. This includes a criminal background check, credit evaluation, income verification, and references from previous landlords to ensure qualified and reliable tenants.

Q3. WHAT ARE AVERAGE LEASE TERMS?

We encourage property owners to offer 12-month leases for stability and optimal returns. At the end of the lease term, we conduct a market evaluation to determine any necessary adjustments to the rental rate. Existing tenants are given the opportunity to renew their lease under the updated terms, with final approval at the discretion of the property owner.

Q4. HOW FAST WILL MY HOME GET RENTED?

The rental timeline depends on several factors such as location, amenities, market conditions, and the monthly rental rate. Our primary goal is to ensure all investment properties are rented promptly and competitively within the current market standards.

Checklist:

GET YOUR HOME READY TO RENT

This Checklist will help you to optimize your chances of renting quickly by taking care of your home prep work before you're ready to list.

- ☐ Remove any and all items from the property that will not be used by tenant
- ☐ Fix loose doorknobs, leaky faucets, cracked molding, etc.
- ☐ Replace or repair broken door knobs, cabinets, light fixtures, outlets, faucets, and vent covers.
- ☐ Replace light bulbs that are no longer working
- ☐ Refresh rooms with a new coat of paint in light, neutral colors.
- ☐ Shampoo carpet or replace flooring, if needed.
- ☐ Wash all windows, blinds, and sills.
- ☐ Open all window shades to create space and let in light.
- ☐ Add an air freshener plug-in in each room.
- ☐ Remove toys, equipment, and clutter from the yard.
- ☐ Fix broken windows, doorbell, shutters, and torn screens.
- ☐ Clean/repair gutters and HVAC units.
- ☐ Clean or paint the front door and mailbox.
- ☐ Remove mildew, moss, and stains from the side of your house using bleach.
- ☐ Mow lawn, trim bushes and shrubs, weed garden, and add potted plants for color.
- ☐ Sweep, shovel, or pressure wash walkway and driveway.

Reviews

REAL ESTATE AGENTS

"I regularly refer my real estate investors to Venture Haven and the feedback I've received has been consistently positive. Their professionalism, expertise, and dedication to clients have made them a trusted partner in my real estate network. Thank you Venture Haven!"

MIKE BROCKMAN

"This company takes professionalism, customer service, and being knowledgeable to the next level. As a realtor and an investor myself, I'm pretty picky with whom I refer clients to and who I do business with. This team is remarkable and treat my clients and my investments how I would: which is going above and beyond. Thank you Venture Haven Team. I look forward to our current and our future business endeavors, together."

KEILYN STANLEY

"Venture Haven takes the best care of my clients! Tiffany is helpful, responsive, and considers the client above herself. It's a privilege to partner with her, if ten stars were an option I would give them!!"

MEGAN WILSON

INVESTORS

"I found Tiffany after I fired my previous property management (who charged me a flat fee even if it was vacant). After having the property vacant for almost three months, I finally found Tiffany who was able to find me a tenant within less than 2 weeks. Tiffany has been very responsive and shared many of her contacts with me. I appreciate everything Tiffany had done and look forward to have her manage more of my future properties. Unlike some of the other pms who are also real estate agents, Tiffany focuses solely on managing the properties. I like that aspect since she can pay more attention to the tenants and landlords' needs. Thanks Tiffany!"

ATHENA TONG

Kelsey at Venture Haven has been managing my out-of-state investment properties in Huntsville, and it's been a great experience. I don't have to worry about the daily operations, as they handle everything from tenant placement to maintenance. Communication is always clear, and I receive regular updates. It's made my real estate investment truly passive, and I'm confident my properties are in good hands.

MOHAN GADDAM

TENANTS

"Absolute best and easiest move! Tiffany is simply amazing. We were in the process of moving and unfortunately could not physically meet her to see the property. She video chatted us and walked through the entire home while also answering all of our questions. Tiffany and her staff were fast and very responsive. If you are moving and have the opportunity to work with Tiffany, please do. My family and I couldn't be happier with our new home! Thank you Venture Haven Properties!!!"

BRITTANY MUCKLE

"Venture Haven Properties is an incredible group. Tiffany is knowledgeable, dependable, responsive, and professional. She helped us throughout the entire process and made it effortlessly easy as we were relocating to the area. I highly recommend Venture Haven to anyone!! Thank y'all so much for all you do for us and your clients."

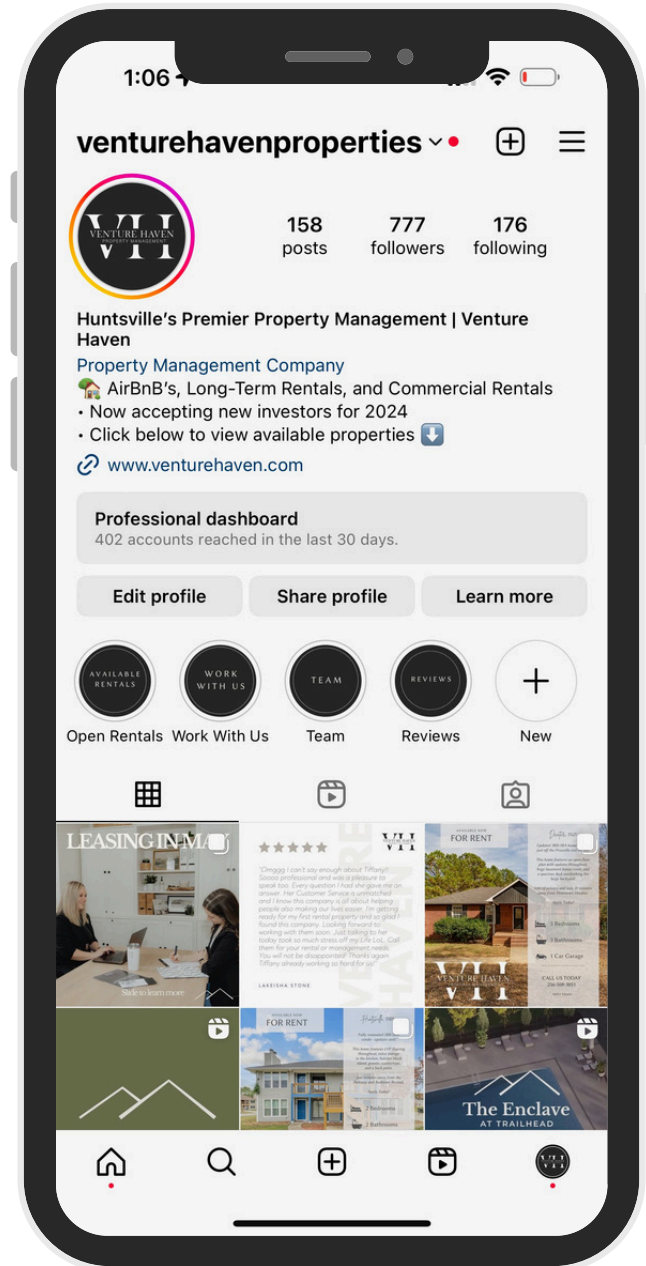
LESLIE MITCHAM

SCAN ME TO READ VENTURE
HAVEN'S GOOGLE REVIEWS
or [CLICK HERE](#)



SOCIAL MEDIA MARKETING

As part of the marketing strategy we gain tenants via social media as well and make sure your investment is promoted well. We have a strong following on social media and continue to use it to help get your investment rented as soon as we can.



@venturehavenproperties

ARE YOU READY TO TAKE THE NEXT STEP?

Investing in a property is a significant step towards achieving financial freedom and building long-term wealth. However, managing the property can be daunting, time-consuming, and stressful, especially for a novice investor.

That's why Venture Haven Property Management is an ideal partner for investors looking for peace of mind and maximum return on investment. With over a decade of experience in the real estate industry, Venture Haven Property Management boasts of a skilled team that handles everything from tenant screening, lease agreements, rent collection, and maintenance to accounting, budgeting, and financial reporting.

The team works with an unwavering commitment to excellence, integrity, and transparency, ensuring that investors receive consistent rental income and their properties remain in top-notch condition. The company utilizes state-of-the-art technology to streamline processes and enhance efficiency, ensuring that clients have real-time access to their properties' status.

With Venture Haven Property Management, investors can sit back and watch their investments grow, knowing that their assets are in good hands.



*BOOK A MEETING
WITH US, YOU CAN
ALSO CLICK HERE TO BOOK*

OUR REVIEWS



[LINK TO REVIEWS](#)



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