

KOHLER

PROPERTY MANAGEMENT CO.

SOUTH FL'S SAFEST ASSET MANAGEMENT CO.



Multicultural Roots For A Modern Melting Pot Like SOUTH FLORIDA

Since 2017, we have taken deep pride in our work. Having started from managing a single condo for a family member, our staff has had the honor of being involved with 450+ doors in the South Florida region and continues to grow in scale and experience. By harnessing the power of modern data, technology, and a desire to continually learn "what's new," KPMco is positioning itself as a leader for the local asset management industry.

License: CAM59638

ASSOCIATIONS



HOME & CONDO



MULTIFAMILY



OWNER SERVICES

Through our substantial experience in dealing with properties and associations, the experienced professionals at KPMco strive to always provide our clients with services that are unparalleled in our industry.

Asset Management

- We implement time proven methods to maximize returns for your residential, multifamily, office, industrial, or retail asset.

Property Management

- Our property management team develops and executes specific management plans that maximize returns, increase property values, control costs and maintain the highest level of tenant satisfaction.

Property Accounting

- Our experienced accounting staff is equipped to oversee and implement all financial aspects of building operations.

TENANT SERVICES

We believe in setting the industry standard in customer service and tenant relations is paramount in the success of an asset. We have acquired an in-depth understanding of the importance of the tenant relationship to the success of a project. The KPMco team of experienced professionals provides tenant focused property management aimed at enhancing long-term value for our clients.

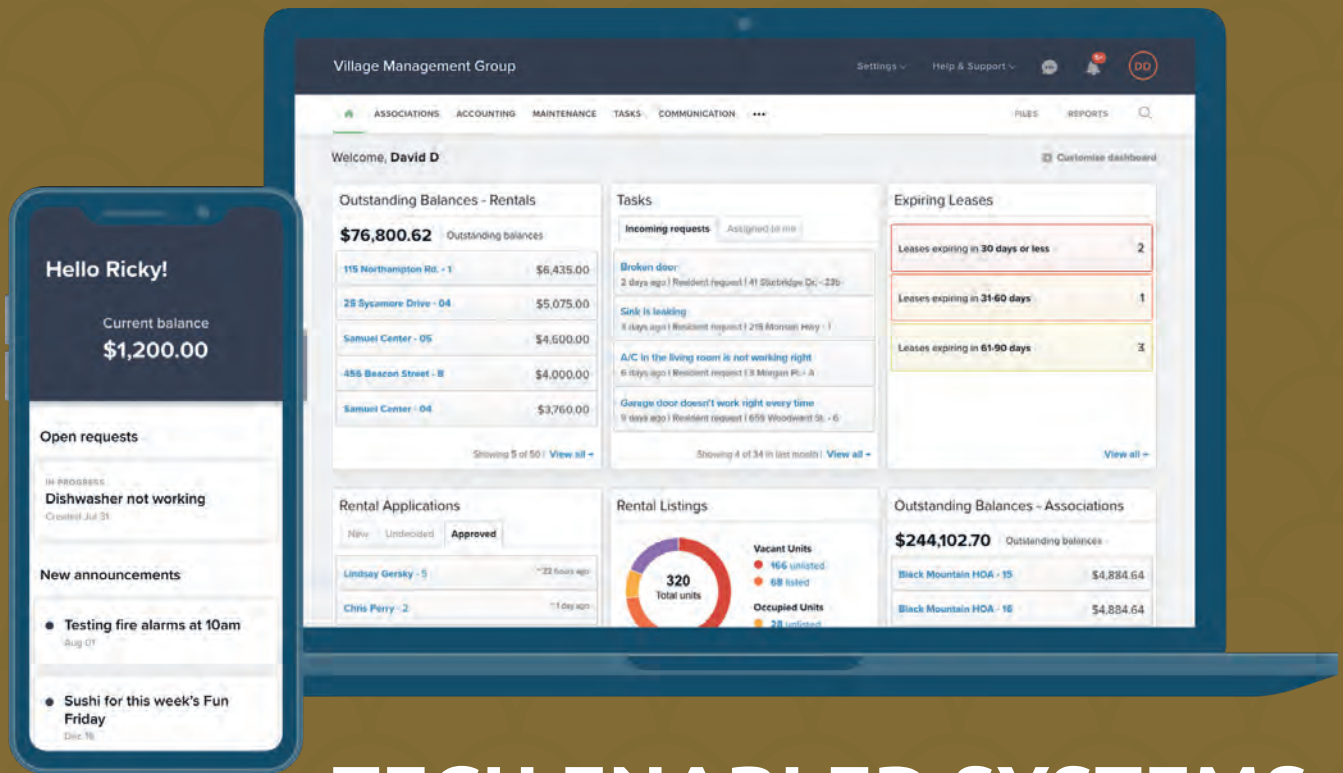
With a hands-on approach to the management of properties, KPMco will:

- Provide a single point of contact for all tenant concerns
- Implement and maintain preventive maintenance programs
- Evaluate vendors to assure quality services and products
- Handle tenant concerns in a timely and courteous manner
- Provide 24-hour contact and response on emergency issues
- Provide tenants the use of ONLINE PORTAL for ePayment, maintenance requests, and management feedback

Experience our customized asset management solutions!

KPMco knows that the fastest way to maximum profitability is a strong plan that isn't always "increase rents to drive down the CAP rate." Our team will analyze each opportunity and provide a list of options for our client's to determine the path forward. Once the choice is made, we continue to protect our client so they reach or exceed their desired goal.





TECH ENABLED SYSTEMS

TRANSPARENCY REDEFINED

The management team at KPMco performed a lot of peer and industry research to determine which platform would serve the needs of all their stakeholders, along with additional features most would not seek to offer. The robust accounting features of the owner portal we provide is available to both property owners, homeowner associations, and condo association board's with 24/7 access to over 20 detailed reports of the ledger & operation of our account with you. We know that accountability is easiest when the data can flow freely between KPMco and our owners, associations, and tenants. We also offer additional weekly, monthly, quarterly, and annual reporting options, which can be customized based upon your specific needs. Inquire to our sales team to see what solution best fits you!

SOME SYSTEM FEATURES:

- Collect Payment Via Card/ACH or Cash via PayNearMe
- Complete & Accurate internal Bookkeeping System
- Auto Bank Reconciliation
- Manage Maintenance Requests & Work Orders
- Secure Vendor Billpay & Owner Approval Automations
- Management communication via email & SMS within our management platform
- Tenant/Association Resident Portals Per Property
- Strong platform Support & over 99% server uptime
- Strong Violation, Billing, and cashflow tracking systems
- App Available for every property via iPhone & Android
- Inquire for more Details!



Systems to provide PASSIVE INCOME to real estate investors

KPMco is designed from the ground up to provide a pathway to PASSIVE real estate investment for our clients. If this is something that interests you, or if you have properties that are underperforming or undermanaged, please call us. If you or your association board is interested in receiving a proposal for management services, please call us to setup a consultation with our Association management team.

DON'T BE BULLIED BY THE BIG GUY!

We learned early on that the largest property management company was always the one that never answered the phone or made their clients feel neglected. Through our collaborative and transparent approach, we never lose sight of our most important obligations:

- 1.) To protect the property/asset of our client
- 2.) Provide the highest level of customer service
- 3.) Increase NOI through efficiency, stabilization, and long-term visioning



Co-Owner, Management
Subiana Kohler



License: CAM59638

Co-Owner, Management
Kevin Kohler



We Are Glad You're Here!



SELLER & BUYER REPRESENTATION

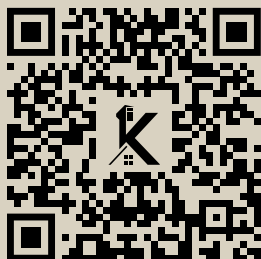
KPMco staff management are also licensed Real estate professionals. We would be happy to discuss the purchase process or provide an asset equity analysis or an investment exit ramp review!

Español

Somos una empresa de gestión y manejo de propiedades inmobiliarias que nos especializamos en todos los aspectos de la gestión multifamiliar, incluidos el marketing y el arrendamiento de comunidades, asesoramos referente a renovaciones y reposicionamiento en el mercado inmobiliario, ya que contamos con el equipo multidisciplinario especializado en cada area. Nuestro objetivo es la calidad en el servicio siempre mostrando nuestros altos estándares los cuales garantizan propiedades de alto nivel y efectividad. Estamos dedicados en convertirnos en el nombre más confiable, en la industria de gestion y manejo de propiedades inmobiliaria de la Florida.

Contact Us

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