

# Welcome to RHINO

PROPERTY MANAGEMENT



Whether you are looking at property management for the first time, or looking to replace your current property management company, you have come to the right place. We are the premier residential property management company in Utah. Contact us today for a free property evaluation.



What makes us different? There's lot's that we do differently, but one major point is that we have **no extra fees**. None. Here are just some of the services we offer:

- Tenant Screening
- Rent Collection
- Maintenance and Repair Management
- Online portal to access accounting and documents
- Interior inspections
- Bill Pay for any bills you have associated with the property
- Annual Furnace/AC checkup
- 1099 for taxes
- Eviction Protection



Rhino Property Management  
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Email: [info@utahrhino.com](mailto:info@utahrhino.com)

Office Address:  
5278 S. Pinemont Drive  
Suite: A-190  
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## Our Pricing

For our pricing, we are unlike any other property management company in Utah. We are a flat rate company. We charge one price, not a percentage. Most property management companies charge a percentage of rent. In our minds that is not the fairest way to do it, they have their pocketbooks in mind, not yours. Lets say you own two 3 bed 2 bath 1500 sqft properties, both the same layout and age, but one is in West Valley and rents for \$1200, and one is in Sugarhouse and rents for \$1800. With Rhino you pay the same price for management on both of them. If you are with another company paying, say, 8%, you would be paying \$96 a month for the West Valley house and \$144 for the Sugarhouse property, and that's not to mention all the other fees they'll hit you with. These two properties require the exact same amount of work and time to manage, so why the different prices? That's why we are a flat rate company. We charge based on the work needed to manage the property, not based on the rent received. Here's how our pricing works:

	Silver Package	Gold Package	Platinum Package
List & Advertise Property	X	X	X
Show Property	X	X	X
Exterior Look Inspections	X	X	X
Tenant Screening	X	X	X
Rent Collection	X	X	X
Owner Online Portal	X	X	X
1099 for Taxes	X	X	X
Direct Deposit (\$50 Value)		X	X
Annual Interior Inspection (\$50 Value)		X	X
Annual Income & Expense Report (\$25 Value)		X	X
\$150 of Free Maintenance (\$150 Value)		X	X
Bill Pay (\$120 Value)		X	X
Annual Furnace/AC Check Up (\$200 Value)			X
Quarterly Rental Evaluation (\$200 Value)			X
Sprinkler Start & Stop (\$105 Value)			X
2nd Interior Inspection (\$50 value)			X
Eviction Protection (\$600 Value)			X
<b>Total Annual Value</b>	<b>\$900</b>	<b>\$1295</b>	<b>\$2450</b>
<b>Actual Cost After Rhino Package Discount</b>	<b>\$900</b> \$75/Month	<b>\$1140</b> \$95/Month	<b>\$1500</b> \$125/Month

## Performance in Every Aspect of Property Management

### ***Rigorously-trained Staff***

means you get consistency and reliability in every aspect of management.

***Local experience*** means we are from Utah, we live here. We are familiar with our local economy and our local ups and downs.

***Decreased vacancy rates.*** We attract the right tenants quickly with our proven advertising system.

***Strict credit screening,*** we check financial, criminal, sex offender, previous evictions & landlords, and employment.

***Quick, streamlined management*** of late payments, collections, and evictions.

***Management of tenant requests.*** Each tenant is given access to the online portal where they can request maintenance at any time day or night.

***Emergencies handled.*** We have a 24/7 emergency line for tenants to call if there is an emergency at the property that needs attention.

***Centralized accounting*** in real time so you, the tenant, and our company are all on the same page

***Quick, correct maintenance*** means we will take care of any repairs in a timely manner, and we'll do it right the first time.

***True comparisons*** are done during each vacancy to make sure we are at the optimal rent rates

***Eviction protection*** means if the worst should happen, you don't have to worry about it, or pay for it.



## Peace of Mind is Everything

There is a reason you're looking for a property management company. Your real estate investment should be handled by a professional, just like all your other financial investments. We want you to rest assured that we have the experience and knowledge to take care of things for you. We have been thru the eviction process, we know the laws in Utah. We are local. We aren't the biggest property management company in Utah, nor do we want to be. We just want to be the best one, the one that provides the most value to you, the owner.



Please don't hesitate to contact us and ask. Our staff is friendly and very knowledgeable, and waiting to answer your questions. You can contact us via email: [info@rhinopropertymanagement.com](mailto:info@rhinopropertymanagement.com), you can call us: 801-810-6612, or you can text us: 801-200-3154. Or if you'd like you can stop on by our office:

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Thanks again for your interest in Rhino Property Management. We hope to hear from you soon.