

## See What Our Current Clients Have to Say:

*"With other management companies we had so many vacancies we had to put up our own signs. With LSI we are always 100% full and the rent is always collected."*  
-RZ Properties

*"LSI Property Management continues to maintain 100% occupancy for my rentals that were at 42% occupancy when they took over.*

*My residents speak very highly of Liz and all of her staff. She is prompt and courteous.*

*I would recommend LSI Property Management to anybody with investment property."*  
-Dave Howe

*"LSI Property Management cleaned my buildings up and keeps them full with responsible tenants."*  
-Smallidge Properties



### A Note From the Owner:

LSI Property Management was founded in 2011. With over a decade of professional management experience, several of which were in large firms located in the Twin Cities and Eau Claire, WI. We know what is important to our owners and our residents. Our mission is to avoid nickel and diming the property owners and the residents and get back to the fundamentals of Property Management.

- Successful Clients
- Happy Residents
- Low Turnover and 100% Occupancy

We strive to be prompt at courteous at all times, and in all situations. The result of this is low turnover, and our residents are our best marketing tools!

Growing up in a family who owns and manages their own rental properties, I KNOW how important it is that the units are full and the investment is maintained.

Property Management is not just a job for me, it's a lifestyle, and I love every minute of it.

-Liz Sieben

300 Wilson Ave W  
Menomonie, WI 54751

715-233-2081 Office • 715-233-2082 Facsimile

[www.LSImanagement.com](http://www.LSImanagement.com)



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*LSI Property Management  
"Your Key To Excellence"  
Offering Full Service Property  
Management in Western WI.*



## About Us:

"Your Key to Excellence." That is not just our slogan; it is the way we do business. We specialize in property management--it is our only business. From the moment you walk through our door or contact us, we want YOUR experience to be excellent.

At LSI Property Management we take pride in our units, our curb appeal, and our professional staff. All three of these things will provide you with "Your Key to Excellence."

LSI Property Management is a full service third-party management firm serving western Wisconsin. We cater to the property owners' needs; assisting them with as little or as much as they would like. Our entire team is committed to making sure all of our managed properties are successful in every aspect.



## Fees

LSI Property Management does not charge their clients/property owner ANY fees in addition to their management fees. Management fees range from 5 percent to 6 percent depending on the property. The property owner does NOT pay any lease signing fees, marketing fees, application fees, or set up fees.

The management fee includes:

- On-Going Marketing regardless if the property is 100% occupied, or not.
- Pictures and information about your property on our company website.
- As many showings of the property as necessary
- Screening of any prospective tenants, i.e. run a credit check, employment/salary verifications, landlord references and criminal background checks.
- Walk through checklist with the tenant.
- Collection of monthly rents
- Handling requests for repairs and maintenance

- Arrange for repairs up to the amount agreed upon with the owner.
- Paying to owner amounts received in excess of required disbursements
- Providing owner with fully itemized monthly reports and year end accounting statements.
- Periodic documented inspections of the property in order to ensure proper upkeep and maintenance.
- Arranging all tenant notices, rent collection and evictions when necessary.

## Maintenance

- LSI Property Management does NOT up-charge any maintenance completed by our staff. This means that the owner is billed exactly what our staff is employed for if the property requires maintenance attention.
- LSI has developed long lasting relationships with its vendors, and our vendor pricing cannot be beat.
- There is no minimum maintenance requirement. So owners can determine how much caretaking and maintenance they wish to utilize for their properties.

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EXCELLENCE”**

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