



# Mikisolé Property Management

Miami, 2011





## Our Mission

Mikisolé Property Management provides you as a foreign investor in the greater Miami area a comprehensive and professional property, financial and administrative management of your real estate investments





# Our Experience

At Mikisolé Property Management we manage:

- Investments of private owners from more than 10 countries
- Complete sales portfolio of international real estate companies
- Short and long term rental units throughout the Greater Miami market—from Downtown Miami to Fort Lauderdale





## Company Overview

- Founded in 2009
- Led by Swiss born, European educated Michela Guarini
- International team with dedicated professionals in Miami and Europe
  - Andrea – Reservation Manager
  - Maritza – Guest Services Manager
  - Iris – Building Manager
  - Brian – Certified Accountant
- Partnerships with Miami's best professionals
  - Attorneys
  - Accountants
  - Investments advisors





## Michela Guarini, Founder and Manager

- Born in Switzerland from Italian parents and raised in several European countries
- Fluent English, Italian, French, German and Spanish
- Master's in engineering from Switzerland's Lausanne Federal Institute of Technology
- Four years as a presales engineer at General Electrics, specializing in the technical sales of high-end security systems
- Florida Licensed Real Estate Agent and Condominium Association Manager





# Our Services

Rental Management & Property Management





# Rental Management Services

## Long-term rentals (6 months or more)

- Find and maintain the best tenant
- Manage security deposit
- Act as single point of contact on behalf of owner
- Collect monthly rents
- Perform eviction if necessary





## Rental Management Services (continued...)

### Short-term rentals/vacation rentals

- Maximize unit occupancy through local brokers and online advertisements
- Manage check-in, check-out and security deposit
- Complete guest services
- Final and on demand cleaning services







# Property Management Services

## Property Management and Maintenance

- Advise and maintain necessary insurances
- Build and maintain relationship with condominium
  - Attend condominium meetings
  - Receive and respond to notifications
- Property maintenance
  - Property furnishing and remodeling
  - Regularly checking excellent status of property with constant feedback
  - Property repairs using licensed and certified contractors
  - Professional cleaning services



## Property Management Services (continued...)

### Property and company finances

- Collect all incomes and handle all property and company expenses
- Maintain a comprehensive and organized bookkeeping
- Send you monthly financial reports
- Deposit monthly net gain on your bank account
- Provide you and accountant a complete end-of-the-year folder containing all information for US tax return preparation
- Provide you with an end-of year summary of your investments



## Property Management Services (continued...)

Comprehensive property management services are available for individual units, group of units as well as for entire buildings of up to 50 units





## See how Affordable Professional Property Management can be

### **Our services are flexible and can be quoted alone or together**

- Long-term rentals: 10% of annual rental income
- Short-term rentals: quoted on individual basis
- Property and investment management: quoted on a fixed monthly basis depending upon required services. Services typically run from \$80 to \$150 per month per unit

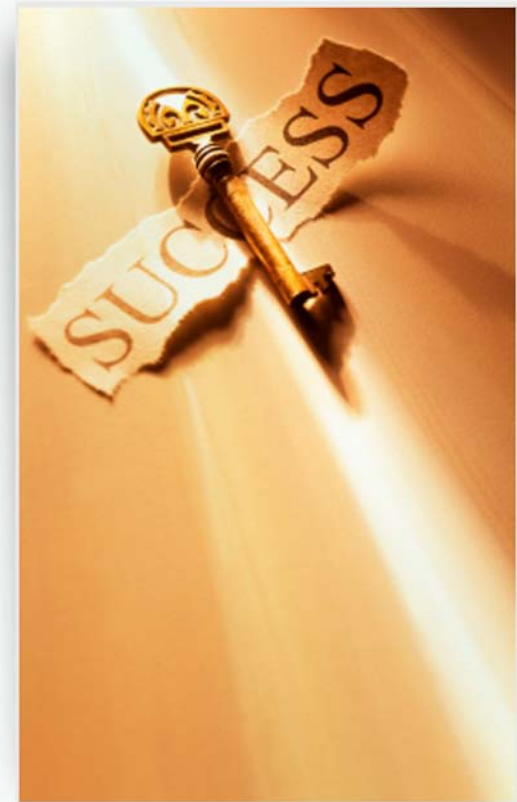




## Conclusion

Mikisolé Property Management offers the best 360-degree management in Miami combining a strong local market knowledge with our Swiss precision and accountability.

We will take care of your investment as if it was our own guaranteeing you with a constant communication and availability to achieve your complete satisfaction!





# Contact us today!

Michela Guarini

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# Thank You!

