

Coldwell Banker First Realtors Property Management



Results Driven...

"As a property manager myself, the professional focus and dedication of Coldwell Banker First Realtors property management division means a great deal to me. They have managed our family's property since 1997."

-Charles Potts, President,
Palouse Management Inc.

Profitably Focused ...

"We have quality tenants in our 8 units. They are well-maintained and we are realizing top-dollar rents.... The monthly account statements are accurate and easy to understand and our questions are promptly answered. Thank you for the consistent quality Service."

-Bill Dryden, Property Owner

Peace of Mind...

"Coldwell Banker has managed property for us over 25 years.. We have found them to be professional and honest in their management of our property...The staff has been conscientious and exhibited good judgment in all management decisions..."

-Suncrest Investors,
Property Owners



Each Office Independently Owned & Operated

Coldwell Banker First Realtors Property Management, making investments work for more than a generation.

Is your investment property working for you – operating efficiently, satisfying tenants and producing profits?

Or are you working for your investment property— collecting rents, calling contractors, continually paying for services and not making a large enough profit?

Coldwell Banker First Realtors Property Management can make your Property more profitable for you and give you back your time. Our experience and expertise can keep your investment running smoothly by controlling expenses and making it appealing to both current and prospective tenants. We can help you maximize your property's curb appeal and operate efficiently for tenant satisfaction to provide you with the highest possible net operating income.

Some Words from the wise....

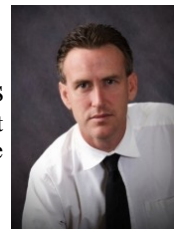
Alan Raguso is one of the Senior Property Managers and is the Director of Business Development. He has been a real property investment advisor to hundreds of clients. Starting in 1982 Alan has seen the real estate down turn of the 1980's, high interest rates, savings and loan credit crisis, huge growth of the 90's and the dot com in 2000. "Everything is cyclical" he says "even now as we are in the middle of this down cycle I am looking at the upturn. You can't invest in real estate based on emotion."

As Raguso sees it, the biggest challenge for the investor is to be able to tune out the static and stay focused on achieving long term successful goals. "During my 27 years in property management, I have seen many different market turns and I know how hard it is to avoid getting caught up in the emotion of buying and selling. However, I also know that as long term investors we must keep focused on their goals. My experience has shown that investors who stayed the course during periods of adversity were better positioned for the turnaround. "

Coldwell Banker First Realtors Property Management Division



Alan Raguso
Director of Business Development
27 + years of experience



Rick Phillips
Director of Property Management
16 + years of experience

Full Time Licensed Property Managers



Specialized...

We specialize in multi-unit complexes. Our team has over 100 years of combined experience in property management in the Walla Walla Valley which gives us the resources and the systems to deliver effective solutions with consistently high levels of service and skill

Unparalleled Support...

Our full time support staff takes care of administration and customer service during the workday, allowing our property managers to spend more time applying their expertise to managing your property. Property managers are on-call 24 hours a day for all owner and tenant needs.

Continued Improvement...

Our team members continually improve through education and adaptive management practices. Our objective is to exceed owners' expectations.



First Realtors®

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Coldwell Banker First Realtors Property Management Get in the game

In times of economic hardship real estate has maintained its reputation as one of the safest investments (Wall Street Journal, 2009). Those investors that weather the storm the most successfully are those that are able to diversify their portfolio. We're here with the experience and the expertise to help you do it right.



Our flexible reporting and analysis capabilities keep you fully informed, providing you with an accurate accounting of your property's financial performance. Together with any building-specific reports that you may require.

We can customize a plan of scheduled preventive maintenance to protect the building's systems and equipment. We make cost efficient, aesthetic and operational recommendations to sustain the property's value and optimize rental rates.

Let us show you how we can make your property work more productively, more efficiently and more profitably for you.

Coldwell Banker Property Management Services:

- Rent Collection
- Emergency on call 24/7
- Monthly Financial Reporting
- Accounting & Invoice Processing
- Repairs & Maintenance
- Property Inspections
- Monitor Market, Rental Rates
- Tenant Placements
- Property Maintenance
- And more.....

Our Support Staff



Lisa Crow
Bookkeeper



Patrick Daniel
Call Coordinator



Byron Burriss
Support Staff



Dennis M. Ledford
Owner / Broker



Lisa Baxter
Executive Officer