

FULL SERVICE

RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT



**EXPERT
REPRESENTATION**



**STRATEGIC
PROPERTY
MARKETING**



**MAXIMIZED VALUE
THROUGH SEAMLESS
PROCESSES**

Contact

(385) 831-7545
service@logicpm.com

Address

8180 South 700 East
STE 120 Sandy, UT 84070

DECADES OF EXPERIENCE ACROSS ALL PROPERTY TYPES



SINGLE FAMILY

Expert single family home management, ensuring maximized profitability



TOWNHOMES

Management services, including communication with residents, financial reporting, repairs, etc.



CONDOMINIUMS

Tailored solutions to simplify condo management, from tenant services to financial reporting and more.



WAREHOUSE

Reliable management for warehouses, optimizing leasing, upkeep, and business logistics.



APARTMENT BUILDINGS

Full-service integrated management of apartment complexes, ensuring maximum occupancy & profitability.



MEDICAL SPACE

Streamlined management of medical facilities, ensuring quick leasing & maximized returns



OFFICE SPACE

Management for office spaces, including leasing, maintenance services, accounting, & more.



SELF STORAGE

Comprehensive management solutions for self-storage units, including leasing, maintenance, accounting, and more.

Experience top-tier management with services designed to make investment property ownership **stress-free, convenient, and tailored to your unique needs**

ABOUT US

SIMPLICITY IN NUMBERS

At Logic, we combine 60+ years of experience, innovative technology, and exceptional service to maximize your investments profitability, and minimize your stress.

YEARS OF EXPERIENCE

Building lasting relationships through consistent, reliable service.

REAL ESTATE TRANSACTIONS

Expertly overseeing operations for diverse residential and commercial properties.

SATISFIED CLIENTS

Delivering exceptional service for tenants, owners, and investors.

INVESTMENTS HANDLED

Managing high-value investments across diverse and profitable property.

60 +

12000 +

98 %

720 M

At Logic, we redefine property management by combining expertise, **innovation**, and **a commitment to maximizing your returns.**



PRICING

TRANSPARENCY GUARANTEED

Unlock transparent, no-hidden-fees pricing built to support your property ambitions, providing unmatched value, simplicity, and peace of mind every step of the way.



None

SET-UP FEE

No setup fee, no maintenance mark-up, no hidden fees.



8-10 %

MONTHLY MANAGEMENT FEE

Full-Service Management: tenant communication, accounting, maintenance, and more.



\$395

PLACEMENT FEE

Secures qualified tenants as quickly as possible.



\$100

ANNUAL RENEWAL FEE

Renews leases with maximized value.



LEASING GUARANTEE

We guarantee to lease your property within 30 days using professional marketing and advertising. Otherwise, your first month's management fee will be waived entirely.



SERVICE EXCELLENCE

Our team provides exceptional communication and service, ensuring your property thrives year-round. Agreements are fully flexible, operating on a simple month-to-month basis.



TENANT GUARANTEE

If an approved tenant breaks their lease unexpectedly, we will secure a new tenant for your property promptly, with no extra fees charged.



MAINTENANCE GUARANTEE

We ensure all maintenance work is completed correctly the first time. If issues persist, we'll promptly resolve them at no additional cost to you.

PRICING DETAILS

LOGIC FULL SERVICE

Monthly Management Fee	8-10%
Leasing & Tenant Placement	\$395
Renewal Commission	\$100
Maintenance Make-Up	None
Set Up Fee	None
Owner Reserves	Optional

MARKETING

Comparative Market Analysis	yes
Detailed Pricing	yes
Premium Paid Advertising	yes
Same-Day Showings	yes
Weekly Vacancy Update Reports	yes
Property Advertising & Detailed Marketing Plan	yes

LEASING & INSPECTIONS

Thorough Tenant Screening	yes
Lease Execution & Compliance	yes
Detailed Move In / Move Out Inspections	yes
Detailed Pre-Occupancy Condition Video	yes
2 Semi-Annual Documented Inspections	yes

ADDITIONAL SERVICES

Furnace Filter Delivery	yes
Professional Photos	yes
Home Warranty Administration & Oversight	yes
Monthly Pet Fee	50/50 Split

COMMUNICATION & SUPPORT

24/HR Emergency Response	yes
Maintenance Follow Up & Survey	yes
Innovative Communication Technology	yes
Tenant/Owner Phone App & Portal	yes
Licensed & Insured Vendors	yes
Single Point of Contact	yes

OWNER BENIFITS

Investment Strategy & Advise	yes
Liability to Landlord Insurance	yes
Monthly Detailed Accounting & Reports	yes
Yearly Accounting Financials	yes
Exceptionally Quick Communication	yes
Insurance Claim Oversight	yes
Investment Property Purchase Assistance	yes
Investment Property Sale Assistance	Discounted Rates

OPTIONAL SERVICES

Eviction Guard	\$12.00 per / unit (per/month)
Damage Guard	\$12.00 per / unit (per/month)
Leasing Only Options Available	Pricing Upon Request

INVESTMENTS

AT LOGIC, WE HELP YOU INVEST



CUSTOMIZED STRATEGIES

Explore high value investment opportunitites tailored to fit your investment goals and maximize your returns.



FLEXIBLE OWNERSHIP

Secure ownership percentages based on your contribution.



SHARED PARTNERSHIPS

Join forces with the Logic RE team and other investors to purchase high-value properties.



TURN KEY INVESTMENTS

Turn-Key investments are purchased and professionally managed by our team long-term ensuring maximized ROI's over the long haul.

Choose from a wide range of curated properties tailored for individual and group investments.

Investing with LogicRE means unlocking opportunities designed for your success. Our curated selection of commercial properties caters to both individual and group investors, offering tailored solutions that align with your financial goals. Whether you're seeking to diversify your portfolio or maximize returns on a specific property type, our strategic approach ensures that every investment is optimized for growth and profitability.

At LogicRE, we prioritize transparency and collaboration. From flexible ownership options to comprehensive management strategies, our services are built to foster trust and deliver results. With access to detailed insights, expert guidance, and a network of valuable partnerships, you can make informed decisions with confidence. Let us help you navigate the complexities of real estate investments and achieve long-term success.



COMMERCIAL SALES & LEASING

Streamlined sales & leasing solutions to maximize your property's value

- ✓ Expert Property Analysis
- ✓ Strategic Property Marketing
- ✓ Seamless Sales Process



INVESTOR PARTNER DEALS

Join our team on real estate purchases as a partner. Access larger deals and a maximized ROI's

- ✓ Expert Buying Strategies
- ✓ Seamless Purchase Process
- ✓ Maximized ROI returns

TESTIMONIALS

WHAT PEOPLE SAY ABOUT US



Ryan Cooper

5.0 ★

Logic Property has managed my property for several years now and have done an amazing job! They seamlessly handle any issues that come up, and reach out immediately to keep me informed of anything that is major.



Ali Salari

5.0 ★

I have worked with Logic for over 5 years now. They are a great Management company. They always find reliable renters. Payments are always on time. They seem to have great network of contractors to manage repairs quickly and affordably.



Peter Liu

5.0 ★

We love Logic Real Estate and Management. We've been using them since 2021. They are exactly how we want our property management company to work. Smoothly operating the daily items while keeping us in the loop with clear communications.



Luca Rattazzi

5.0 ★

We are new to owning and operating a rental property, and all the folks at Logic PM are great at guiding us through the process and respond promptly to our questions, and provide thoughtful responses. It's been great to know we have someone responsible and professional looking after our investment.



Andrew Pace

5.0 ★

We have an older rental property with a lot of maintenance needs. Logic Property Management handles everything. They proactively communicate issues and respond quickly to questions with clear plans or options. They are great to work with and I wish we had signed with them years ago!



Harper Johnsn

5.0 ★

Logic Property Management has been managing our property for a number of years. They are on top of everything all the time. If there are repairs needed they have people to take of the problem immediately. They deposit the rent each month. They handle everything so well I don't worry about anything with the property. ml would very much recommend



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