



**INVEST**

**SELL**

**RENT**

**BUY**

# Turnkey Standards

INVESTMENT REAL ESTATE



# As long-time investors, the CR Maryland team knows the importance of having a high-quality Property Management Team in place.

Since 2015, CR of Maryland has built a 400-property rental portfolio centered here in our Maryland market. This entire portfolio was built alongside the CR Maryland Property Management Team—a team that has grown with the portfolio, while managing the portfolio to the highest levels of return possible. With this in mind, CR Maryland felt it necessary to offer the same high-level management to our Turnkey Investors. CR Maryland Property Management is 100% IN-HOUSE—this means there is NO third-party management handling your turnkey purchase, and your investment property will be treated with the same expertise, care and dedication that we give to our own investment properties.





---

### Full Time Professional & Leasing Team

Professional team manages CR's own 300-unit portfolio and Turnkey Investors Leasing Team shows all homes in person for for maximum results

---

### 8% Management Fee

per month

### 97%+ Occupancy Rate

---

### One-Month Placement Fee

for tenants AFTER initial purchase

---

### Central Office Location

no more than 35 minutes from all properties

---

### 24/7 Maintenance Team

maintenance requests, rental payments, financials, invoices, etc

---

### Owner + Tenant Portals

all through Propertyware

---

### Professional Tenant Application

Software with human processing all tenants thoroughly screened through a rigorous process to protect your investment

---

### Rave Reviews

Tenants consistently give positive feedback, and recommend their friends and family to our team to find housing - this means less turnover and long term tenants





- ✓ CR 5-star quality through every aspect of renovation
- ✓ Brand new HVAC, roofing and windows or minimum of 15-year life expectancy
- ✓ Brand new water heater
- ✓ All trades/contractors properly licensed and insured
- ✓ Permits for renovation work with local County office per requirements
- ✓ All aspects to meet current rental licensing and housing inspection code requirements
- ✓ All new stainless appliances including refrigerator, dishwasher, stove/oven, microwave and washer/dryer
- ✓ Professional project management team oversight from start to finish
- ✓ All homes go through rigorous quality control checks and final inspections
- ✓ Third party licensed home inspection report to be paid for and provided to buyer





# 1-year workmanship warranty starting from the date of purchase

Workmanship warranty covers all improvements from the property specific renovation list including but not limited to electrical, plumbing, HVAC, roofing, windows, flooring, and cabinetry

## The following manufacturer warranties transfer to the new owner:

- Appliances: 1-year
- HVAC system: 10-year
- Roof: 50-year shingle; 20 year TPO rubber





---

## Exterior of House

- New architectural shingle roof OR new TPO rubber roof
- All new vinyl replacement windows
- New exterior doors on front and both rear doorways
- New aluminum wrap on exterior windows/doors
- New oversized gutters and downspouts
- New exterior light fixtures
- New mailbox
- Power wash all exterior brick, stairs & sidewalk, point up as needed
- Landscape exterior of home with basic mulch beds, plantings
- Includes removal of significant overgrowth

## Entire House

- New HVAC system with new modern duct work
  - All electrical and plumbing brought up to current code under permit
  - All new switches, GFCI's, outlets, and light fixtures
  - New smoke detectors and CO detectors per current code
  - New drywall installed, finished, painted
  - Refinish and paint walls, ceilings, trim, and doors
  - New interior doors and hardware
  - New interior base, door, and window trim/casing where applicable
- 
- A decorative footer graphic consisting of overlapping geometric shapes in red, white, and yellow.



## Main Level

- Refinished hardwood flooring or new LVP flooring
- New modern lighting
- New quartz counter tops
- New modern shaker style cabinets with soft close doors/drawers
- New stainless-steel appliances including:  
dishwasher, new stainless-steel sink, new brushed nickel faucet
- Gas stove/oven, microwave, refrigerator

## Bedrooms

- Refinish hardwood flooring or new LVP flooring
- New modern lighting
- Replace all closet shelving with modern systems





## Bathrooms

- New LVP flooring or new sheet vinyl flooring or new tile flooring
- New vanity and top with brushed nickel fixtures
- New tub/shower and surround
- New toilet, towel/toilet paper holder

## Lower Level

- New framing, insulation and drywall or unfinished walls/ceiling painted
- New modern lighting
- New washer and dryer, utility sink
- New washer supply/drain box and supply lines
- New dryer vent to exterior per code







## Who is CR of Maryland?

CR of Maryland is a Family owned, locally operated investment company. With over 5,000 transactions since 2004, we are one of the largest providers of single family affordable housing in the greater Baltimore area, and have developed a reputation for highest quality renovation and service to our clients.

## Why should I work with CR of Maryland for Turnkey?

- 1.** We combine the best practices of CR that we've spent years perfecting - Buying, Renovation, and Professional Management.
- 2.** We do things the CR Way - we deliver a consistent, high quality product; and our service to investors and tenants alike are at the highest, most professional levels. This is a direct result of our core values: *passion, community, integrity, and empowerment.*
- 3.** Highest quality renovation = safest possible turnkey investment. Many providers sell "turnkeys" but ask - do they meet our CR Renovation Standards?  
See Renovation Standards for a breakdown of how we offer the highest quality.

## Do I have to be a "landlord"?

No! You get to be a passive investor. We handle ALL tenant communication and all aspects of leasing from showings to move in, property registrations, billing, etc. Our in house management allows you to be as hands-off and profitable as possible.



## Can I finance my purchase?

Yes! We can recommend lenders that specialize in Turnkey financing. You can start with as little as 20% down and the lowest possible rates! Price points on our homes are perfect for financing and leveraging multiple properties to expand your portfolio.

## What about Property Management?

We are glad you asked – we want to provide investors with the best property management possible. This led us to commit our in-house professional Property Management Company to service our turnkey clients, rather than take our chances with a third-party company. This is the exact same CR of Maryland Property Management team and standards that has yielded such a high success in our own portfolio of 300 homes. You will have:

1. Full time property management, full time maintenance team, 24/7 service, newest property management software allows for online-only interaction, full time leasing team, 97%+ occupancy rate
2. Seamless transition from purchase to management – just sit back and receive monthly payment! Track everything in your owner's portal
3. 8% Management fee (a huge value)



## What type of homes do you offer?

- Single family homes meeting our stringent “buy box” – requirements that mean a house fits our exact same personal criteria for rentals that we put in our own portfolio
- Growing steady market, immediate cash flow, stable B class neighborhoods, great longterm ROI.
- Properties & rent prices are geared to meet the large demand (and lacking supply) for quality work force housing
- All properties are inspected by 3rd party licensed home inspector to ensure quality standards
- All properties renovated to our CR Renovation Standards
- Best possible Rent to Price ratios for the highest possible returns

## Are there any hidden fees to buy or get started?

None at all! Everything is included in your purchase price and your management fee comes directly from your rent after closing.

