

*Discover how A Level Up Property Management establishes enduring connections with property owners year after year through our expert team. Get in touch with us, and one of our property management professionals will promptly reach out to conduct our comprehensive assessment.*

## ABOUT US

A Level Up Property Management specializes in Luxury Rental Homes & Apartments for rent in Denver.

Delivering a personalized experience, striving to be nothing short of the best, our specialty is servicing our clients year-round and managing luxury homes, condos and estates. All across the Front Range, we're dedicating ourselves ensuring the best customer experience for renters and owners alike.

With a deep-rooted focus on property management, we possess the knowledge of preventive measures to maintain homes effectively and foster positive owner/tenant relationships. Our experienced and dedicated property management team is available for emergency services 7 days a week, 365 days a year, ensuring prompt action and satisfactory outcomes. Making the process hassle-free, we handle the listing, marketing, and rental of your property.

For more than 10 years, A Level Up has been serving the Denver Metro area, establishing trust among homeowners and renters alike. We are renowned for delivering exceptional service and cultivating long-term relationships, specializing in luxury rental homes and apartments.

**ERIK DRAYSON**  
DIRECTOR, A LEVEL UP PROPERTY MANAGEMENT

**ERIK@ALEVELUPPROPERTYMANAGEMENT.COM**  
**ALEVELUPPROPERTYMANAGEMENT.COM**  
**303.596.2736**

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor A Level Up Property Management shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



**A LEVEL UP**  
PROPERTY MANAGEMENT

**PROPERTY MANAGEMENT AND RENTALS**  
**ACROSS THE DENVER METRO**





## WHY A LEVEL UP PROPERTY MANAGEMENT?

We are Denver's premier leasing and property management agency, renowned for its unparalleled trustworthiness and excellence. Homeowners consistently choose us year after year to oversee and lease their properties due to our unwavering dedication to fostering meaningful connections. Whether it's our tenants, property managers, or clients, we strive to deliver extraordinary experiences that exceed expectations.

With a diverse range of offerings, including exclusive apartments, luxurious rental homes, and opulent estates, we possess the expertise and unwavering commitment to assist you in finding your ideal rental home or effectively managing your property.

Encompassing the entirety of the Denver Metro area, from Castle Rock to Westminster and Golden to Aurora and DTC, our team of highly skilled professionals stands prepared to demonstrate the exceptional advantages of our management experience.

### LUXURY HOMES



### APARTMENTS



### MANAGING



### LEASING



## OWNER LEASING INFO

Our primary objective is to secure highly qualified tenants for property owners, maximizing their monthly rental income while simultaneously safeguarding and enhancing the value of their Denver rental properties. At A Level Up, we understand that although homeowners may be new to renting out their homes, it is crucial for them to view their property as a means to augment their overall net worth. We assist owners in transitioning from an emotional attachment to their home to treating it as a lucrative business endeavor.

A Level Up Property Management achieves this by offering comprehensive professional property management services, encompassing every stage of the process. From effective marketing strategies and meticulous tenant selection to lease preparation and prompt income reporting, we truly handle it all. Additionally, we ensure that owners are well-prepared for their annual tax returns by providing the necessary IRS-required reports.

Our leasing services commence with a thorough market analysis and inspection of your Denver rental properties, enabling us to determine an appropriate lease rate. We personally conduct interviews with all qualified applicants. Our rigorous screening process includes verifying references from previous employers, landlords, and even county records if necessary. A Level Up diligently prepares and administers comprehensive lease documents, encompassing all necessary disclosures such as lead-based paint, mold, house rules, and more. We meticulously document inspection reports for residents to sign, collect the first month's rent, and securely place the security deposit in an FDIC-insured trust bank account. We also provide guidance on late payments and lease violations, promptly inform tenants of rent increases or other changes, and foster open communication to ensure a sense of trust and mutual understanding.

## PROPERTY MARKET EVALUATION

Determining the optimal rental price for your property is an essential initial step in the renting process. Several factors influence the market rent for your property, including:

- + **Local rental inventory of properties** - Availability in the local market impacts the rental rates. Supply and demand dynamics play a significant role in determining the appropriate rent for your property.
- + **Seasonal patterns and timing** - The time of year when your property becomes available has an impact. Generally, fewer tenants tend to move during the winter months (November through January) compared to the more active Spring and Summer seasons.
- + **Property condition** - The overall condition of your property has a substantial influence on the rental rate. Similar floor plans within a building or neighborhood may exhibit variations in rents by several hundred dollars based on factors such as property condition, amenities, and upgrades.
- + **Impact of views in the market** - In a competitive market like Denver's, desirable views can enhance the value of a property, allowing for higher rental prices.

## HOW DO POTENTIAL RENTERS FIND YOUR PROPERTY LISTING?

Due to the absence of a central database for rentals in Colorado, akin to the MLS for property purchases, finding rental options to explore requires utilizing various platforms. We have listed examples below:

### ZILLOW

When searching for available rentals in Denver, Zillow stands out as a primary platform. It offers a wider range of listings compared to the MLS, as many property owners directly list their units on Zillow. To optimize your search on Zillow, be sure to select the correct sub-markets and utilize the "More" tab in the toolbar to narrow down your search by factors such as beds, baths, build date, and square footage. This will help you efficiently find suitable properties that are comparable to your preferences.

### ZUMPER

Zumper is another valuable resource for rentals, with its listings sourced from syndicated MLS listings. Make sure to specify your search for "Long-Term" rentals on Zumper, as the platform also offers options for short-term housing. You can further refine your search by selecting desired beds and baths. Zumper primarily features apartments and condos, as it caters specifically to those types of properties. Users often find Zumper more user-friendly compared to Hotpads.com.

### APARTMENTS.COM

For new apartment communities and other listings syndicated through the MLS, Apartments.com is an excellent resource. If you are searching for an apartment in Denver, Apartments.com provides frequent updates on concessions or specials, surpassing other syndicated sites in this regard. Over the past few years, Apartments.com has expanded its offerings to cover all types of rentals, and its user interface facilitates efficient searching within specific sub-markets.

### REALTOR.COM

Realtor.com is a valuable resource, particularly if you have access to RE-Colorado/MLS. With listings sourced directly from the Colorado MLS, Realtor.com offers greater flexibility in search parameters. Compared to other syndicated sites, Realtor.com tends to feature more single-family homes and townhomes. If you're seeking such properties, Realtor.com can be a beneficial platform to explore.

### A LEVEL UP PROPERTY MANAGEMENT WEBSITE

Check our website at [www.ALevelUpPropertyManagement.com](http://www.ALevelUpPropertyManagement.com) for current available inventory.

*Exercise caution when using Craigslist, as it is known for scams and fake listings. Avoid wire transfers for deposits and be wary of remote transactions. Scammers may create duplicate listings, collect fees, and steal personal information. Stay vigilant and prioritize safety when dealing with rentals on Craigslist.*