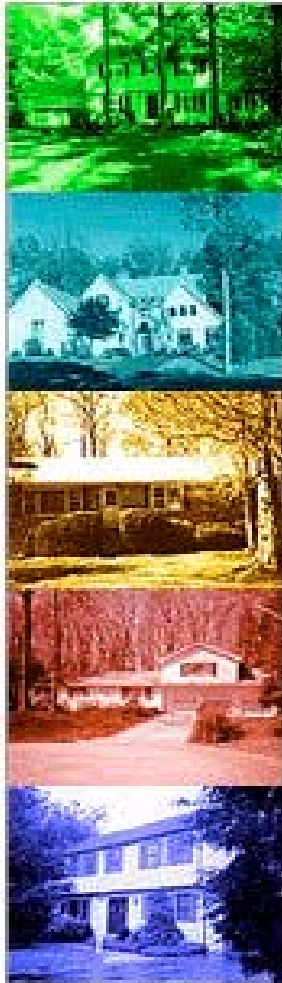




*Over 30 years experience managing residential investment real estate in the Atlanta, Georgia metropolitan area; specializing in Gwinnett and north Fulton county home rentals*



**For Tenants:**

We strive to provide some of the best Atlanta homes for rent in north Fulton and Gwinnett counties. We pride ourselves on maintaining quality, clean, well-maintained properties they will be glad to call "Home"!

**For Owners:**

North Atlanta Realty, Inc provides expert rental management services for investors seeking to maximize the value of their rental home investments in Atlanta and minimize the hassles and risks associated with owning investment property

## The surest way to build an estate

Owning residential rental property is still one of the best investments one can make. Properly maintained and managed, it will grow in value year after year, regardless of stock market gyrations.

Over the long term, rental property can generate significant tax savings and cash flow, and provide for a secure and comfortable retirement.

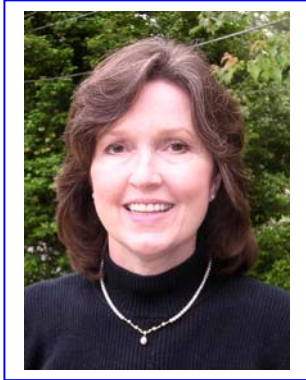
### Our services include:

- Advise owners regarding market conditions, rental values, and property readiness.
- Market the property to the largest number of rental prospects through print and electronic media.
- Thoroughly screen tenant prospects, verifying employment, rental history, and credit.
- Provide an aggressive lease that protects your interests and complies fully with the law.
- Attention to detail in all aspects of managing your property, tenants and cash flow.
- Use reliable, reasonably priced experts for repair and maintenance issues.
- Provide accurate monthly financial statements to assist you in preparing your taxes and in evaluating your investment's performance.

*\*Our commitment to excellence is exemplified by our ongoing participation in and support of NARPM, the National Association of Residential Property Managers, the only national organization dedicated exclusively to increasing the professionalism and ethics of the residential property management industry.*

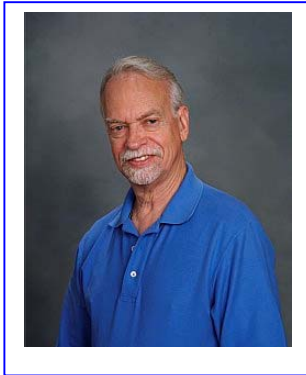


**National Association of Residential Property Managers**



Phyllis Wansley, Broker, President

- J Licensed to practice real estate since 1972
- J Life member Million Dollar Club.
- J Member North Atlanta Metro Assoc. of Realtors
- J Recipient of prestigious Phoenix Award
- J Associate Broker, Park Place Brokers
- J Elite Realtor® Society of Gwinnett



Doug Wansley, Senior Property Manager

- J Licensed to practice real estate since 1978.
- J Agent of the Year w/Harry Norman Realtors, New Homes, 1988.
- J Former Loan Officer with Travelers Mortgage.
- J Pioneered use of the Internet and the World Wide Web for marketing homes in Atlanta.
- J 2004, 2005, 2006 Atlanta chapter NARPM Board of Directors (Treasurer)
- J Received Residential Management Professional (RMP®) designation from NARPM Sept. 2007

We at North Atlanta Realty, Inc. have been active investors for over two decades. We practice what we preach! And we know intimately the concerns new investors have. Our goal is to help you enjoy the benefits of owning residential rental property and to minimize the risks, freeing you to enjoy your life and watch your estate grow!

Free initial consultation is available by calling or emailing us. We'll meet with you and discuss your needs, answer your questions, and evaluate your property. No obligation, of course.

Cordially,

Phyllis P. Wansley, Broker  
678.377.2567



**National Association of Residential Property Managers**







**PROPERTY STATEMENT**  
 ProHome Rentals  
 Prepared For Property: 1595 Watercove Lane  
 December 2003

| Description                                |               | YTD<br>Amount   |
|--|---------------|-----------------|
| BEGINNING CASH BALANCE                     | \$ 500.00     |                 |
| Operating Income                           |               |                 |
| Rent/Lease Income                          | 1,300.00      | 8,493.44        |
| Operating Expenses                         |               |                 |
| Management Fees                            | 104.00        | 676.00          |
| Lease Fee                                  | 0.00          | 1,300.00        |
| Grounds Maintenance                        | 0.00          | 195.00          |
| Homeowners Association Fees                | 0.00          | 54.75           |
|  | <u>104.00</u> | <u>2,225.75</u> |
| Net Income                                 | 1,196.00      | 6,267.69        |
| Less Disbursements to Owner                | \$ 1,196.00   | \$ 5,767.69     |
| ENDING ACCOUNT BALANCE                     | \$ 500.00     |                 |
| Minimum Reserve Required for This Property | \$ 500.00     |                 |
| Amount Due To Owner                        | \$ 0.00       |                 |







**To Whom It May Concern:**

**This is a letter of recommendation for Doug Wansley. He has been managing our property for over two years since we decided to move to North Carolina. I cannot say enough "good things" about him and his management of our home. He immediately was able to find a qualified renter which enabled us to move quickly and with a certain "peace of mind."**

**When that renter left, he again immediately found another qualified renter and this time established a two year lease. We have frequently driven by to check on the outside premises and have always been satisfied that due care has been given to it. Whenever there has been a problem Doug has handled it efficiently and notified us promptly! He is extremely efficient, thorough and reliable. I would recommend him to anyone wanting to list their property. In fact, we recently questioned him about renting other property outside the Atlanta area. Unfortunately, he does not go that far! Due to Doug's diligence, we have been able to proceed with our goals with a great assurance that our property is being taken care of.**

**Sincerely,**

*Suzanna Pollock*



Dear Doug,

I want to thank you so much for everything you have done for me. I appreciate you keeping me as a client - I understand you have gone out of your way on my behalf many times. I want you to know that I feel blessed to have you manage my property and that I really appreciate your professionalism!

May God Bless You & Your family & Your Business!

Tratifully Yours,

Julie Wheeler

THANK YOU

Julie, who lives in Florida, has been a client since 2000. Her property is in Lilburn, Ga.

We appreciate her at least as much as she appreciates us!

Dear Doug,

I hope that all of our problems in preparing the house for your new tenant is behind us. I know I have chosen the right person to oversee my house. ~~By~~

You have been a God send and I thank you so much. Please let me know if I need to do anything to make your job a little ~~bit~~

Thank you again

RECEIVED  
APR 05 2003

Ken Edmundo



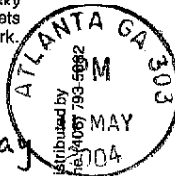
THE GRAND TETONS, ranging to over 13,000', go rosy gold in the evening sun, scraping the clear Wyoming sky from the verdant foundation of deep forest which carpets the valley of the Snake River in Grand Teton National Park.

Hi Dong:

Just drop a line to say hello. It has been a great experience to have you as my property manager. As a new real estate investor, your advice gives me a great deal of confidence in making my decision every steps on the way. Thanks again for your great job.

Steve Huang

BSM-361



POST CARD

ProHome Rentals  
Attn: Dong Wansley  
P. O. Box 491893  
Lawrenceville, Ga 30049.

Photograph © Christian Heeb, 1980. Published and distributed by Big Sky Mag. Enterprises, Helmville, Montana 59643. Phone 406-759-5692

## **NARPM Code of Ethics**

The National Association of Residential Property Managers (NARPM) promotes a high standard of business ethics, professionalism, and fair housing practices. NARPM's members subscribe to the following Code of Ethics for property managers of single family and other small residential properties.

### **Article 1. DUTY TO PROTECT THE PUBLIC**

It is the duty of the Property Manager to protect the public against fraud, misrepresentation, and unethical practices in property management.

### **Article 2. DISCRIMINATION**

The Property Manager shall not discriminate in the rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, or handicap and shall comply with all federal, state, and local laws concerning discrimination.

### **Article 3. DUTY TO THE CLIENT**

The Property Manager has a fiduciary responsibility to the Client and shall at all times act in the best interests of the Client.

### **Article 4. DUTY TO TENANTS**

The Property Manager shall treat all Tenants professionally when applying for, living in, and vacating a managed residence. The Property Manager shall hold in high regard the safety and health of those lawfully at a managed property.

### **Article 5. PROPERTY CONDITION**

The Property Manager shall manage all properties in accordance with safety and habitability requirements of the local jurisdiction.

### **Article 6. PROTECTION OF FUNDS**

The Property Manager shall hold all funds received on behalf of others in compliance with state law with full disclosure to the Client and must never commingle the firm's or personal funds with those of the Client.

### **Article 7. DUTY TO DISCLOSE EXPERTISE**

The Property Manager must provide accurate information within his area of expertise, but refrain from the unauthorized practice of other professions including but not limited to the law, accounting, financial planning, construction, and contracting.

### **Article 8. DUTY TO FIRM**

The Property Manager shall act in the best interests of their Employer.

### **Article 9. RELATIONS WITH COMPETITORS**

The Property Manager shall refrain from criticizing competitors or their business practices. In the event of a controversy between Property Managers with different firms, the Property Managers shall submit the dispute to arbitration rather than litigate the matter.

### **Article 10. PRICE FIXING**

The Property Manager shall not engage in the improper acts of price fixing, anti-trust, or anti-competition with other Property Managers.

### **Article 11. DUTY TO REMAIN EDUCATED**

The Property Manager shall strive to be informed about relevant matters affecting the property management field on a local, state, and national level.

### **Article 12. IMPROVING THE PROFESSION**

The Property Manager shall strive to improve the property management profession by sharing with others their lessons or experience for the benefit of all.