

Ryan PM&I

Division of Em 'n Kake, Inc.



Jeffrey H. Ryan

513.649.4224
ryanpmi@emnkake.com

- Asset Management
- Lawn Maintenance
- Trash Haul-out
- Winterization
- Inspections
- General maintenance
- Lock changes
- REO Properties

Do you have a property that is vacant and needs to be cleaned up? Are you a bank that is working with a Realtor® to sell a foreclosed home? Do you have a property rental that needs attention? All of these, plus many more scenarios, are where we can help you.

Grass mowing:

· Initial mowing:

.3 acre or less - \$100.00 .3 to 1 acre - \$150.00 1 acre or more - \$150.00 + \$35.00 acre.

· Upkeep mowing: (after initial):

.3 acre or less - \$100.00 monthly .3 to 1 acre - \$150.00 monthly 1 acre or more - \$150.00 + \$35.00 acre monthly.

· Occupied residential mowing (minimum 4 cuts monthly)

.5 acre or less - \$100.00 monthly .5 to 1 acre - \$150.00 monthly 1 acre or more - \$150.00 + \$35.00 acre monthly

All grass mowing services include lawn mowing, weed trimming, and walkway / driveway blow-off.

Debris (Trash) Haul Away:

Each property is unique in this respect; all trash haul out's are priced per bid. With that said, generally one dumpster haul-off of trash will run between \$400—\$450; however, for small amounts of trash removal, the bid could be as low as \$65 (less than 1 hour of time cleaning up trash). Call us today and we will be out within 24 hours to give an written estimate, and can start the cleanup within 24 hours of bid acceptance.

Lock Changes:

\$74.99 per lock \$34.99 per padlock

Winterization:

Complete winterization - Draining the water heater, applying non-toxic antifreeze to all sink and toilet traps, line blow-out, and posting a winterization notice to the fixtures declaring the date of winterization - \$250.00 per water heater

Other Services:

Window Board up - \$100.00 per window Brace door - \$100.00 per door Abandoned vehicle removal - \$150.00

Weekly inspection of property by licensed Realtor® - \$25.00 per week

Pump water from basement:

Up to 1000 sq ft - \$199.00 Up to 2000 sq ft - \$360.00 Up to 3000 sq ft - \$520.00

General maintenance / repair - \$45.00 per hour plus supplies (drywall repair/replace, painting, general cleaning, etc.)

Other professional Services are per written estimate: Mold Removal, Asbestos Removal, Tree Cut, Construction (interior and/or exterior), Roofing / roof repair, Skilled trade (HVAC, Electrician, Plumbing, etc), Pest Removal.