



**REAL
PROPERTY
MANAGEMENT®**

a neighborly company



A REAL Opportunity Awaits

A Franchise Opportunity
With the Established
Industry Leader

Who We Are

For 40 years, we've provided **comprehensive property management services and solutions** that set the standard in our industry, and our clients have seen the value firsthand. To date, we've helped hundreds of franchise owners experience the personal and professional success a property management business can offer and felt their excitement as they've put themselves on the **path to unprecedented growth potential**.



450+

franchise locations
in the U.S.

#1

property management
service in the industry¹

40

years of
experience

Our franchise owners are driven to command the space between rental property investor and resident — helping **property owners with their wealth management** and helping **residents find peace of mind in their homes**. As part of the Neighborly® family — the world's largest home services company with 5,500+ locations and over 28 brands — we're able to take that commitment to service even further. Building on industry-leading brands, Real Property Management® is in a better position than ever to offer superior property management services to rental property owners.

As a franchise owner, you'll be part of a massive real estate industry. We are a **renters nation** with over 45 million residential rental properties and more than 34% of the U.S. population renting their homes². You'll be able to build a successful business based on a **recurring revenue model** and help real estate owners maximize the returns on their investments.

A New Lease on Life

The formula is simple: As **more people rent**, and more property owners prefer a hands-off approach to their investments, more entrepreneurs can grow successful businesses through property management. All you need is a **proven system** and the **drive to succeed**. As one of our franchise owners, you can build a business and a legacy of your own with Real Property Management.

Learn more at propertymanagementfranchise.com.



Our goals are to preserve our investors' assets, grow their ROI, and help them build generational wealth. Focused on innovation, our products, services, and technologies continue to give our owners state-of-the-art tools to help their investors continue to grow their properties.

Jeff Pepperney, President of Real Property Management

Ownership Model

Our franchise owners are empowered to take charge of their lives and create lifestyles they deserve.



Executive Ownership

Our model encourages franchise owners to **spend their time leading**, not providing all the property management services themselves. We offer resources to help you connect with service providers and hire staff members so you can **focus on developing your business**.



Proven Business Model

We'll give you a **roadmap** and the **systems** you'll need to succeed.



Scalable Model

You can start with no staff if you'd like, and **you can grow your business from there**.



Multiple Revenue Streams

With a portfolio of service offerings, your customers can **trust that you are providing all the services needed** to meet their property management needs.



Recurring Revenue

You'll provide services that generate **steady, predictable cash flows** for you and the property owners you serve.



To be my own boss — it's just awesome owning my own business.

Beth Hunter, Franchise Owner
Greater Atlanta, Georgia

Benefits of Ownership

Our franchise owners enjoy the benefits of business ownership without going it alone.

- **Community of Support:** You'll get access to a network of franchise owners with over 450 franchise locations ready to provide guidance and advice.
- **Marketing-Driven Model:** We'll provide effective marketing tools to help you attract property owners and renters.
- **Low Overhead:** To get started, you only need a small office with limited supplies.
- **Flexibility to Control Your Destiny:** Our systems provide a framework, and you will be encouraged to add your own flair to grow your business.
- **Remote-Access Systems:** We'll give you access to web-based software tools to manage your business, so you can access your systems from anywhere that has an internet connection.



There are a lot of smart owners in the system. I take every opportunity to learn from them.

Eric Peoples, Franchise Owner
Bellevue and Bothell, Washington

Why Property Owners Choose Us

At Real Property Management, we've achieved **exceptional results** by providing exceptional service to our clients.



Wealth Management Expertise

Our **Wealth Optimizer tool**, along with a variety of other resources and technology designed to maximize the ROI for investors, differentiates us from competitors and helps investors understand the value of Real Property Management up front, so the sales process goes smoothly from start to finish.

National Name and Presence

We're the **largest single-family residential property management franchise in North America**.

That's big news for anyone asking us to look after their most valuable investment asset. Our franchise owners' clients want to know they're entrusting their properties to a strong brand with staying power.

Driven by Data

We don't expect any investor to take our word for it. **We show them the data to back it all up.** From determining what a property should rent for to screening applicants, our franchise owners follow the numbers, giving investors information they can trust.

Integrity Above All

When we work with a property owner, **we're in it for the long haul**. We care about their property as well as their residents. It shows in every conversation, every well-vetted resident our franchise owners sign, and every prompt response to a problem that they resolve quickly.



Give Investors the Results They Want

Property owners invest in their properties because they see the revenue potential of real estate. They rely on property managers to **ensure their investments are taken care of**, and they expect the best. Real Property Management is the most credentialed single-family property management franchise in the country, and that value will be instantly recognizable to your clients.

Owner Resources and Support

The Neighborly Advantage

With more than 40 years of experience, 28 brands, and over 5,500 franchise locations, Neighborly provides the scale and foundation to support continued improvement across the system.

Today, franchise owners operate within a connected and evolving platform that supports both national consistency and local execution. Shared marketing capabilities, proprietary technology, operational tools, and performance insights help simplify decision-making and daily operations. Together, these capabilities reflect a professionally supported platform that franchise owners can leverage as they launch, operate, grow, and manage their local businesses.



5,500+

franchise locations

\$4.6B

systemwide revenue

Executive Training

New franchise owners are partnered with a **Sure Start Business Coach** to guide them through their launch. They also have a designated business coach to help them with any issues and opportunities that might arise after the initial launch timeframe.

Powerful Technology

From our **Wealth Optimizer tool** designed to help your investors see the financial benefits to a wide variety of other business software platforms, we've made it easy to manage your business so you can focus on the people who need you.

Marketing Tools

Real Property Management® and Neighborly® provide franchise owners with **access to a modern marketing platform** designed to support local demand generation and customer retention. A **centralized team** develops strategy, campaign frameworks, creative assets, and planning tools that owners can use to activate marketing in their markets.

At the local level, franchise owners have access to performance-focused tools, customizable resources, and guidance to help attract new customers and stay connected with existing ones.

Individualized support is available to new owners and franchise business owners who want assistance applying these tools based on their goals, experience, and local conditions to help to boost engagement and success.

Rebates and Discounts

Through **ProTradeNet**, Real Property Management owners gain access to pricing discounts and rebates from **over 250 vendors**. This results in savings on a wide variety of products and services including equipment, supplies, consumer financing, employee benefit plans, software programs, and much more.

Collaborative Network

Through Neighborly's powerful network, Real Property Management franchise owners can **build relationships with other owners** both locally and nationwide to share ideas, best practices, and expertise. We truly believe we are stronger together — and franchise owners can count on a **network of support** throughout their business ownership journey.

National Brand Recognition

We have the national presence investors need when they're entrusting their most valuable asset to a property manager. When you approach a new investor, you'll be able to tout Real Property Management's brand presence and extensive experience to prove you've got the expertise and resources to get the job done right.

Neighborly Code of Values: We Live R.I.C.H.



Respect

Showing respect for all people



Integrity

Acting with integrity in all dealings



Customers

Serving customers with enthusiasm



Having Fun

And having fun in the process

Become the Business Leader You've Always Wanted to Be

Our franchise owners want more from life than just another 9–5. They're confident in their ability to succeed, and they want a system that rewards their ability to get results.



Self-Starter

Owning a Real Property Management franchise doesn't take a large team. In fact, you can **get started by yourself** as long as you've got a small office space and the drive to succeed. We can teach you everything else you need to know.



Relationship Builder

Investors don't want to wonder about the state of their properties. They want to know from the get-go that they're in business with a **serious professional**. Building those solid relationships is the key to long-term benefits for your business.



Service-Minded

A strong appreciation for the **service mindset** goes a long way in property management. Your business thrives on the trust your investors put in you and on your ability to meet challenges as they arise.

Investment Overview

Our ownership model involves a relatively low cost of investment.

\$69,900 initial franchise fee

\$99,341 – \$244,302

estimated initial investment range¹

As a founding member of VetFran, we proudly offer honorably discharged US Veterans a 15% discount off the initial franchise fee via the VetFran program.

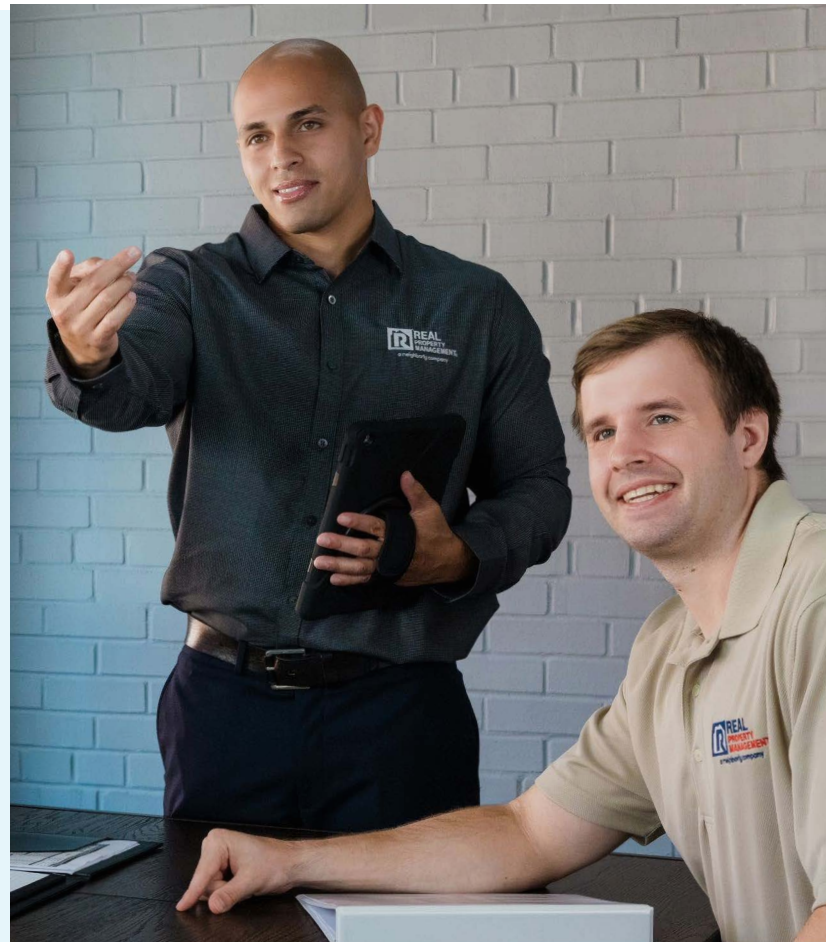
Strong Revenue Potential

The Real Property Management business model is delivering excellent business results that keep getting better.

Average annual revenue per unit in 2025 for reporting franchises:²

\$4,552

260 **Average number of units managed per Reporting Franchisee in 2025³**



1. Range provides an estimate of your initial investment and the costs necessary to begin operating the franchise. Actual costs will vary for each franchise location, depending on a number of factors. Refer to Item 7 of the 2026 Real Property Management SPV LLC Franchise Disclosure Document for full details. 2. Of the 420 reporting franchise owners included in this analysis, 191 franchises (45%) achieved or exceeded the reported Average Annual Revenue per Unit. Refer to Item 19 of the 2026 Real Property Management SPV LLC FDD for additional details. New franchisees' individual financial results may differ from the results stated herein. 3. Of the 420 reporting franchise owners included in this analysis, 191 franchises (45%) achieved or exceeded the reported Average Annual Revenue per Unit. Refer to Item 19 of the 2026 Real Property Management SPV LLC FDD for additional details. New franchisees' individual financial results may differ from the results stated herein.



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Get Ready to Get REAL

To learn more about **joining the Real Property Management community** and starting your successful business, contact us now at:

833-439-0322 or
franchise.realpropertymgt@nbly.com

You can also get **more information** about Real Property Management at:

www.propertymanagementfranchise.com

This advertisement should not be construed as an offer to sell any franchises. The offer of a franchise can only be made through the delivery of a franchise disclosure document by or on behalf of one of the Neighborly brands 1010 N. University Parks Dr. Waco, TX 76707, 254-745-2444. In addition, certain states regulate the offer and sale of franchises. We will not offer you a franchise unless and until we have complied with applicable pre-sale registration and disclosure requirements in your state. The filing of an application for registration of an offering prospectus or the acceptance and filing thereof by the NY Department of Law as required by NY law does not constitute approval of the offering or the sale of such franchise by the NY Department of Law or the Attorney General of NY.