

Agent Alliance 20/20 Program

What is the 20/20 Program?

- We pay YOU a 20% MONTHLY referral fee
- Be the leasing agent
- Be the selling agent when the owner wants to sell
- Empire contacts you to make the sale!

Alleviate the Headaches of Managing Properties

- Increase your business by selling, not managing
- Don't risk your license
- Don't get sued
- No more headaches or frustration

The Monkey's Off My Back!

That's the feeling of having a competent management company handling our properties.

We have a small portfolio of single family homes and small apartments that are now being properly looked after by Pete, Steve, and the crew at Empire. We moved overseas about a year ago and hired a different management company. We then spent the next six months watching our maintenance costs skyrocket, tenants evicted/ becoming frustrated or simply leave for lack of response to maintenance requests. We could not enjoy our new expat life while worrying about our investments back home. A friend heard about our issues and referred us to Empire. They keep our properties occupied and well maintained while keeping us in the loop with all necessary info regarding tenant/leasing issues or requests for service.

We are truly grateful for joining Empire Industries.

Dan and Anna C.



**“Providing Frustration Free Property Management
By Investors For Investors”**

info@EmpireIndustriesLLC.com - 888-866-6727



What Is In It For Agents?

- Make MONTHLY passive income
- Focus on sales and get a referral commission
- Keep your client
- Keep the lease and the sale of the property
- Work with investors more easily
- Have a professional team at your disposal

Why Take The Time To Try And Learn About:



What is Your Time Worth?

- Liability of workers in the home
- Liability insurance for your broker and you
- Fair housing laws and Discrimination suits
- Background checks on everyone in property
- Giving back security deposit and how much
- Placing a qualified tenant
- Legally evicting a deadbeat tenant

Why Use Empire?

1. Pet Guarantee
2. Tenant Guarantee
3. Eviction Program



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The Empire Story

Pete Neubig and Steve Rozenberg met in 2005 and after a year of flipping properties together, Pete and Steve decided, instead of giving all that equity away, they should purchase instead of flipping the homes they were finding. Pete and Steve purchased 31 homes from 2006 through 2010. Empire Industries was born out of a necessity, not as a way to get into real estate to make a profit. We quickly found that the systems you put in place for five units do not work for 25 units. We started having management nightmares. We created our systems and partnerships based on our own needs.



Pete Neubig

Property Management Can Be a Full Time Job

We discovered just running our existing properties was more than a full time job. For example, finding and managing a reliable maintenance person was challenging. Sometimes they'd show up and sometimes they wouldn't or make an appointment with a tenant and not show up. Or charge us more hours than the job actually took. The next hurdle was finding and retaining top quality tenants. Because if you start renting to problem people, you'll start losing money. Tenants who destroy property and don't pay rent cost you money and time. Getting them evicted, repairing damage, and more make-readies are just some of the problems that occur. This too, becomes a full time job. And when you're under economic pressure to get those units rented, it's awfully tempting to take the first person who shows up.



Steve Rozenberg

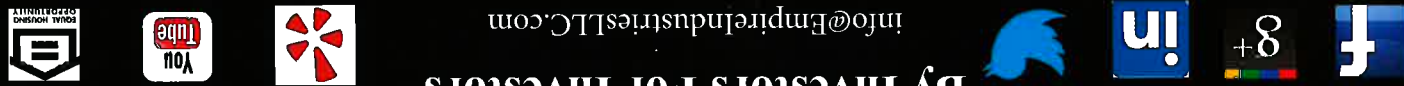
When you add in all the administrative chores necessary to running a property investment business, like bookkeeping, eviction processing, property tax protesting, rent collections, and tax preparations, that's a third full time job. And we both had full-time jobs already. For a passive investment income strategy, this was turning out to be not so passive.

Property Investment is a Business

We were in a bad loop. So what was the answer? Robert Kiyosaki, who wrote "Rich Dad Poor Dad", stated that "you need to build your team." We took that to heart and aligned ourselves with partners that are business owners themselves and understand the success of our business is the success of their business. The systems we created were not created with a management company in mind but the management company became a by-product of our systems.

We've learned that whether you own one house or 50 houses you own a business, and if you don't treat your properties like a true business with a team consisting of, at least, a property manager, an accountant and maintenance person for the day to day affairs of your business, you won't have the time or money to invest in expanding your business. We provide that team for you, freeing you and your resources to expand your investment properties.

We told enough of our investor friends what we did to solve our problems and we received incredible feedback on how we can help them and other investors. Now our mission is to bring Texas a better way to manage investment properties.



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Would You Like To Earn

More Money And

Double Your Sales Income By

Having A Referral Partner?



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