



**Expert care for  
your investment.**

**QUALITY  
MANAGEMENT  
YOU CAN  
COUNT ON**

Proud members of:



**AUSTIN**board  
of**REALTORS**®



## TAKE THE STRESS OUT OF BEING A LANDLORD

Being a landlord can be daunting—worrying about picking the right tenant, dealing with unpaid rent, or managing property damage. Avanta360 is here to ease your concerns. With over 20 years of experience, we know how to minimize risk and maximize profit. We specialize in single-family homes, multi-family units, condos, commercial leasing, and more. Serving central Texas, including Austin and San Antonio, we offer reliable service, expert guidance, and clear communication for landlords and tenants alike. **Let us take the stress out of managing your property.**

CONTACT US  
512.310.9015  
[www.avanta360.com](http://www.avanta360.com)

11814 Jollyville Road  
STE 104  
Austin, TX 78759

## Leasing Services



### Quick Turnaround

We fill vacancies in less than 3 weeks on average.



### Extensive Marketing

Your property is listed on over 100 rental websites.



### Thorough Screening

We conduct comprehensive background checks.



### Owner Approval

You have the final say on tenant approval.



### Maximized Rental Rates

We conduct market research to optimize rental pricing.



### Affordable Leasing Fee

80% of first month's rent, with savings realized immediately.

## Property Management Services

Avanta360 offers complete property management services with no hidden fees. We manage rent collection, maintenance, and communication with tenants. Our 24/7 online portals let you access statements and request services anytime. We handle evictions from start to finish, covering everything except court costs. Inspections are done twice a year, with detailed reports to ensure your property is in top condition. Maintenance is handled by a network of trusted vendors, with 24/7 emergency response.

We aim to make property management easy and stress-free for you.



### All-Inclusive Management



### Automated Rent Collections



### 24/7 Online Portals



### Regular Inspections



### Expert Maintenance Coordination



### Eviction Handling

## Lease Renewal Services



### Market-Based Pricing

We research local rental trends to suggest competitive renewal terms.



### Owner Control

You choose to increase rent or keep it stable to retain good tenants.



### Proactive Communication

We engage tenants through various channels to negotiate renewals.



### Tenant-Focused

Our aim is to keep reliable tenants for steady rental income.

**Stress-free  
property  
management.**