



Expert care for your
property. Peace of
mind for you.



Concierge life management for
seniors and individuals with disabilities

IKOR offers Property Management to clients as both a solution and a convenience, giving them peace of mind while freeing up their personal time and relieving stress.

By entrusting real estate management to IKOR, clients are able to focus on what matters most to them, knowing their properties are in expert hands. A Property Estate Manager at IKOR is highly skilled in managing and coordinating numerous professional resources essential to the comprehensive maintenance and security of real estate investments. This expertise is integral to our clients' wellbeing, ensuring their property assets — often among their most significant holdings — are protected and optimally managed, especially when homeowners are out of town. Real estate holdings demand specialized knowledge, and IKOR's experienced estate managers provide the dedicated oversight and strategic coordination such major investments require.

Key Responsibilities

- **Professional Resource Coordination:** The estate manager orchestrates the efforts of various professionals in order to ensure that every aspect of property care is handled with precision and expertise. These can include maintenance crews, security providers, contractors and service technicians.
- **Maintenance and Repairs:** Arranges scheduled and emergency maintenance, supervises repairs, and oversees all project work to preserve the property's value and functionality.
- **Security:** Implements and monitors robust security measures, manages security staff or systems, and ensures constant vigilance, particularly when the owner is away.
- **Financial Administration:** Oversees budgets, pays bills, manages invoices, and prepares financial reports, working closely with trusts and private banks to coordinate budgets and contractor payments.
- **Comprehensive Vendor Selection and Due Diligence:** Conducts a rigorous selection process to identify and engage the most qualified vendors and contractors. This includes thorough due diligence checks, assessment of credentials, verification of insurance and licensing, and evaluation of past performance to ensure reliability and high standards. Estate managers proactively manage all projects from initiation to completion, maintaining oversight on timelines, budgets, and deliverables.
- **Ongoing Property Inspections:** Performs regular and systematic property inspections to monitor conditions, address emerging issues, and safeguard the integrity of the property at all times. Extra vigilance is exercised to address the unique challenges presented by Florida's fluctuating climate, ensuring resilience and readiness in the face of environmental changes.
- **Tenant Management:** If applicable, handles tenant screening, lease agreements, rent collection, and resolves tenant issues.
- **Regulatory Compliance:** Ensures all property activities comply with local laws, safety codes, and tenancy regulations.

Collaboration with Trusts, Private Banks, and Real Estate Services

Estate Managers at IKOR work in partnership with trusts, private banks, and real estate services departments to manage property finances, adhere to fiduciary requirements, and facilitate clear communication on budgets and expenditures. This collaboration ensures effective stewardship aligned with the interests of property owners and beneficiaries.

Hurricane Preparation and Clean-Up

- **Preparation:** Prior to June 1st, develops and executes hurricane preparedness plans, securing the property, coordinating emergency supplies, and keeping clear communication lines open with residents or tenants.
- **Clean-Up:** Manages all post-hurricane activities, including detailed damage assessments, debris removal, urgent repairs, and collaborating closely with insurance assessors and contractors to restore the estate efficiently and thoroughly.

Benefits to Individuals and Private Banks

- **Peace of Mind and Time Savings for Individuals and Their Families:** Professional estate management services can be beneficial to homeowners and even members of their family who have taken on the care of their seasonal properties. By entrusting experts to oversee every aspect of property maintenance, they can enjoy their seasonal homes without the worry of day-to-day management. For those with multiple properties, having a dedicated team ensures smooth operations year-round. This professional stewardship not only provides peace of mind, but it also frees up valuable time for all involved to focus on what matters most.

For those who live in their Florida homes year round, IKOR Advocates estate management services can remove the burden of property management and upkeep for homeowners or family members who assist in this role. This can be especially important during hurricane season and possible evacuations. Assistance with transportation and hotel accommodations are benefits we offer with estate management services.

- **Eliminates the Need for Out-of-State Remote Management:** IKOR's dedicated estate management removes the burden and complexity of managing property from afar, giving both individuals and

private banks confidence that their real estate is professionally overseen regardless of their physical location.

- **Asset Preservation and Enhancement:** Through diligent management, regular inspections, and expert project oversight, the value and condition of the property are preserved and enhanced, protecting a significant personal asset for the long term.
- **Streamlined Financial Management for Private Banks:** By partnering with IKOR's estate managers, private banks can offer clients integrated services that simplify financial administration, budgeting, and contractor payments, ensuring transparency and efficiency.
- **Fiduciary Compliance and Risk Mitigation:** Estate managers help private banks and trusts adhere to fiduciary and regulatory requirements, reducing risks associated with property management and safeguarding the interests of beneficiaries.
- **Partnership Enhancement:** Private banks can demonstrate their commitment to comprehensive client care by offering access to IKOR's skilled estate management services, adding value to their wealth management and trust offerings.





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We look forward to hearing from you.

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