



WILMOTH Group

Your Residential Real Estate Investment Partner

Serving real estate investors since 1994

Our Story- Part One

In 1994, Joel Wilmoth incorporated a business named Results Plus, Inc. This business was formed as a real estate brokerage with Joel as the Principal Broker. While the original intent of the business was to sell spec homes being built by a company Joel was a partner in, it did not take long for that plan to change.

In 1995, due to a request from one of the brokerages former agents, Joel started to manage, and sell, foreclosed properties for banks and institutions. Saying yes to this opportunity was the beginning of what is now known as WILMOTH Group.

Foreclosed residential properties (also known as REO) was a growth situation during the following 13 years. In the process of managing and selling these properties, many investor buyers asked Joel for assistance as their property manager upon closing. So a property management division to handle leasing and management for these new owners began.

In 2001, one of the most significant events in the company's history occurred when Joel asked his wife Jennifer to leave her high level corporate position to help him manage and continue the growth of the business. Jennifer said yes and shortly after WILMOTH Group was formed and moved to it's first office in what is now called the Nickle Plate district in Fishers, IN. The sign above is the office sign in 2002 at this location.



Our Story- Part Two



Office 2019

Through the following 20+ years, the REO business would fluctuate based on the condition of the economy. But property management and brokerage with investor clients continued to grow. With the growth led Jennifer and Joel to relocate offices several times. It also created the need for more team members and eventually leadership and managers. Fortunately, both have been successfully found.

In 2022 we relocated to an office warehouse facility with over 7000 square feet. This building is approximately 40% warehouse allowing us to store equipment, supplies, and signs on site. The office space gives our team the best technology plus ample space, along with amenities like a kitchen and social area. While always stressing our customer service, we can now offer our clients so much more!



Office/Warehouse 2022



Residential Property Management Service for Non-Resident Investors

PROTECTING YOUR INVESTMENT IS OUR JOB

Our company was founded on the idea that there was a better way to manage our personal investment properties.

Nearly 30 years later, we remain committed to that vision of transparent, results-oriented services for all our clients.

Whether you are a first-time investor or experienced in leasing multiple large properties, WILMOTH Group works with you to customize a property-specific plan to protect your investment.

We look forward to assisting investors as one of Indiana's premier residential property managers and service provider to our partners.



OUR OPERATING PRINCIPLES:

SATISFACTION : Strive to have 100% satisfaction as reported by our clients and customers

DEPENDABILITY : No matter what, do what we promise we will do

COMMUNICATION : Provide significant communication options to enhance successful interaction with the company and its Associates

CONSISTENCY : results that are expected and solutions that work


TEAMWORK : By utilizing teams to implement our values and principles we acknowledge that a team can achieve more, and do it better, than any one person by themselves.

CREATIVITY : solving problems and offering unique and efficient alternatives to the existing status quo

IMPLEMENTATION : Provide our clients, customers, staff and associates well documented systems in order to effectively provide solutions

GROWTH : A clear plan for company growth benefits our Associates, stakeholders, and clients. An environment that encourages personal growth provides for a healthier, happier, more productive team.

EVOLUTION : Creating demand for our services beyond the markets we currently serve while willingly experimenting to find mutually beneficial solutions.

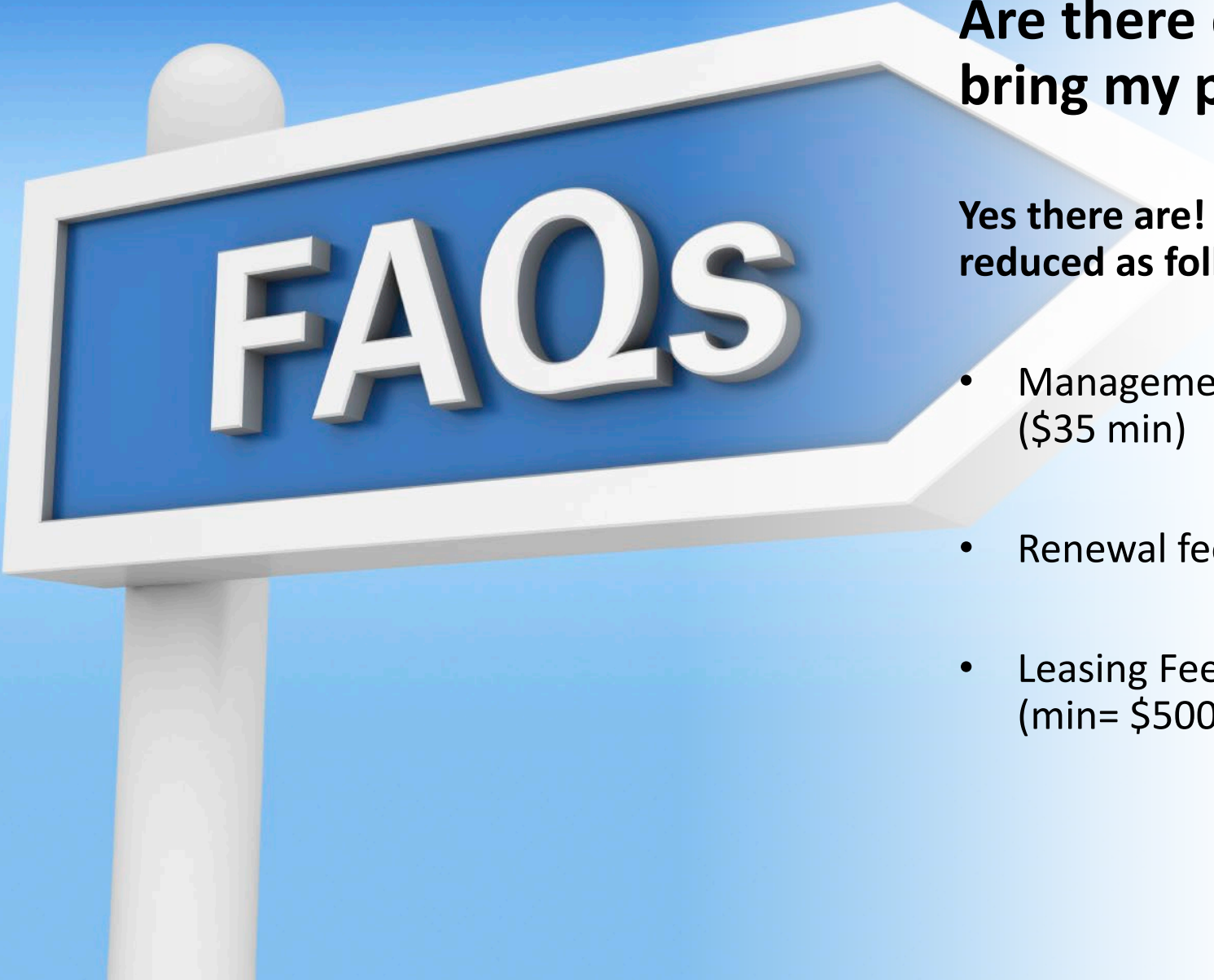


FAQs

What are your monthly charges?

Three Simple Fees:

- Management fee = 10% of collected rent (\$40 min)
- Renewal fee = \$250
- Leasing Fee = 75% of one month rent (min= \$500 max=\$1500)




FAQs

Are there discounts for me to bring my portfolio to WILMOTH?

Yes there are! Six or more units your fees are reduced as follows.

- Management fee = 9% of collected rent (\$35 min)
- Renewal fee = \$250
- Leasing Fee = 75% of one month rent (min= \$500 max=\$1500)



FAQs

How Much Does WILMOTH Mark Up Maintenance?

0%/0\$

Our contractors and vendors offer discounted costs to WILMOTH due to the volume we provide them.

We could easily mark those costs up and our clients might never notice.

But we do not.

Why? Because at WILMOTH we believe **maintenance is a responsibility covered under the management fee.**

Other companies add markups for maintenance. At WILMOTH we provide our clients the actual invoices. No additional charges will be incurred!



Contact Us!

317-842-3400

Or

Hello@WILMOTHGroup.com

Learn More at:

www.WILMOTHGroup.com