CROSKEY REAL ESTATE East Contra Costa property management since 2005

Property Intelligence Report

Demonstration property, Pittsburg, California. This is the report format a property under Croskey management receives after onboarding. Every figure below is fictional.

FICTIONAL EXAMPLE

This is an example of what your property's report would look like after onboarding. Every figure is fictional; no real property, owner, or resident is described, and nothing here is advice or a guarantee.

72	\$14K to \$24K	6 to 18 mo.
READINESS SCORE	36-MONTH CAPITAL RANGE	FIRST DECISION WINDOW

OWNER DECISION

Approve the diagnostic and reserve plan now.

Defer the HVAC repair-versus-replace choice until the four highest-value measurements are captured. Acting before the facts are in would risk replacing a system that a \$1,400 repair could carry for another three to five years.

DECISION SNAPSHOT

Element	This property (fictional)
Next decision	HVAC: targeted repair now versus full system replacement.
Evidence in hand	Two work orders (Jun 2025, Mar 2026), resident comfort complaint, photographs of the condenser, installer invoice from 2011.
Evidence missing	Static pressure reading, refrigerant charge verification, duct leakage test, compressor amp draw. These four measurements decide the answer.
Timing	Diagnostic visit within 30 days; decision expected inside the 6 to 18 month window.
Confidence	Moderate. The recommendation is stated with its confidence level, and the missing facts that would raise it are listed above, not hidden.

Why this format: the owner sees what is known, what is inferred, what is missing, and what deserves action next. Facts link to their sources. Confidence is shown. Missing facts are visible. That is the standard every real report is held to before release.

REPAIR-VERSUS-REPLACE FRAME

Option	Expected cost (fictional)	When it wins
Targeted repair	$900 to $1,700	Static pressure and refrigerant tests come back near specification; failure is isolated to one component.
Full replacement	$9,800 to $13,500	Compressor amp draw trends high and duct leakage exceeds 15 percent; repeated repairs would exceed one third of replacement cost.

The facts that would change the recommendation are named before money is spent, so the owner is never asked to approve a large expense on an unstated assumption.

CAPITAL OUTLOOK, ROLLING 12 TO 36 MONTHS

Component	Window	Range (fictional)	Confidence
HVAC system	6 to 18 months	$1,400 or $9,800 to $13,500	Moderate, pending diagnostics
Water heater (2014)	12 to 24 months	$1,800 to $2,600	High, age-based
Exterior paint	24 to 36 months	$4,200 to $6,500	High, inspection-based
Roof (2009)	Monitor only	No spend expected inside 36 months	Moderate, last inspection clean

Suggested reserve: $325 per month reaches the low end of the 36-month range without a lump-sum call. The reserve plan updates whenever a new fact changes a range.

HOW A REAL REPORT IS PRODUCED

Day one Your first report is built from what you share at onboarding: leases, past invoices and inspection reports, photographs, appliance and system ages, plus our own onboarding inspection. No prior history with us is required, and no report exists before onboarding.

Gathered From then on, every work order, invoice, photograph, and communication is converted into structured facts, each linked to its source document. Reports get sharper the longer the property is managed.

Analyzed AI-supported analysis drafts the decision brief: what is known, what is inferred, what is missing, and what deserves action next.

Reviewed A licensed broker reviews every owner-facing report before release. Nothing is sent on automation alone.

Scan for plans, pricing, and what your report would include