

# FURNISHING RECOMMENDATIONS

UNFURNISHED	FURNISHED
<p>RENT: \$1200-\$1300/Month</p> <p>PROS: longer term stability            CONS: Competing with brand new vacant 2 bedrooms that are listed at \$1400 with rental incentives.            At \$1300 you would need to include electricity (\$50/mont) as rental incentive.            Tenant pays internet</p>	<p>RENT: \$1500-\$1700; lower during pandemic and university all doing online; once university opens, there will be high demand for furnished units</p> <p>PROS: With existing furniture; only small amount of investment needed to purchase the furnishing recommendations. Less than \$3000 will get high rents</p> <p>CONS: Furnished rentals have shorter terms; higher risk            Electricity &amp; Internet needs to be included by Landlord</p>

**FURNISH OR UNFURNISHED?**

EXCLUSIVELY PRESENTED BY



# HOME AWAY FROM HOME

**MASTER BEDROOM**



2 SETS



COMFORTER x 1  
DUVET COVER x 2

PILLOWS x 4  
BEDSHEETS FITTED x 2



**HOME AWAY FROM HOME  
LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.**



**COMFORTER  
x 1 DUVET  
COVER x 2**

**PILLOWS X 4  
BEDSHEETS  
FITTED x 2  
MATTRESS  
PROTECTOR  
PILLOW PROTECTORS X 4**



**MALM**

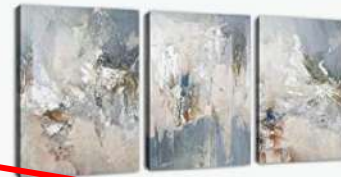
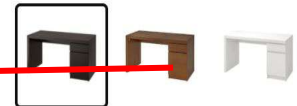
**\$179.00**

Desk, black-brown, 55 1/8x25 5/8" (140x65 cm)

★★★★★ (49)

**Color**

Black-brown



**Abstract Canvas Wall  
Art Contemporary Ca...**

★★★★★ 14

CDN\$39.99 ✓prime

**HOME AWAY FROM HOME  
LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.**



Utopia Bedding Printed Comforter Set (Queen/Full, Red) with 2 Pillow Shams - Luxurious Brushed Microfiber - Down Alternative Comforter - Soft and Comfortable - Machine Washable

Visit the Utopia Bedding Store  
 ★★★★★ 36,218 ratings | 86 answered questions  
 #1 Best Seller in Bedding Comforter Sets

CDN\$ 41.99 ✓prime

\$5 promotional credit when you reload \$100 or to your gift card balance.

from CDN\$ 41.99 ✓prime

Color: Red



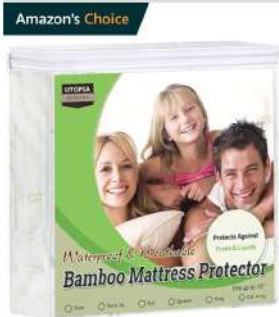
Size: Queen

Size: Queen Twin

**HAPPY TENANTS STAY... SLEEP IS IMPORTANT!**

**Each Bedroom: 2 sets of bedding 4 pillows/room are recommended like hotel comfort**

**MATTRESS PROTECTOR X 1 PILLOW PROTECTOR/pillow**



Utopia Bedding Waterproof Bamboo Mattress Protector - Fitted Mattress Cover (Twin)

★★★★★ ~ 22,139

\$22.99

✓prime FREE Same-Day. FREE delivery Today, Feb 19 on qualifying orders over \$25



Utopia Bedding Premium 200 GSM 100% Waterproof Terry Mattress Protector, Cotton

★★★★★ ~ 11,734

\$17.99

✓prime FREE Same-Day. FREE delivery Today, Feb 19 on qualifying orders over \$25



MZXcuin Waterproof Pillow Protectors, [2 Pieces] Premium Bedding Dust Mite Bug Resistant Pillowcase,...

★★★★★ ~ 492

\$25.68

✓prime FREE delivery by Sunday,



Waterproof Pillow Protector Piece Set - King Size, Hypoallergenic, Zippered Encasement Bed Bug Proof,...

★★★★★ ~ 372

Limited time deal

\$22.99 \$28.99



Roll over image to zoom in



**HOME AWAY FROM HOME LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.**



**ART & DECOR MAKE A HUGE IMPRESSION OF A HOME!**



# 103, 2011 University Drive NW

## COUCH



### REPLACE OR COVER?

**SOFA COVERS ARE  
ECONOMICAL BUT DON'T LAST  
AND DO NOT FIT 100%**

\$99



**PURCHASE NEW  
FUTON SOFA (RECOMMENDED)**





Wieco Art 5 Panels Plum Tree Blossom Large Modern Giclee Canvas Prints Flowers Artwork...  
 ★★★★★ 67  
 CDN\$ 99.90 ✓prime



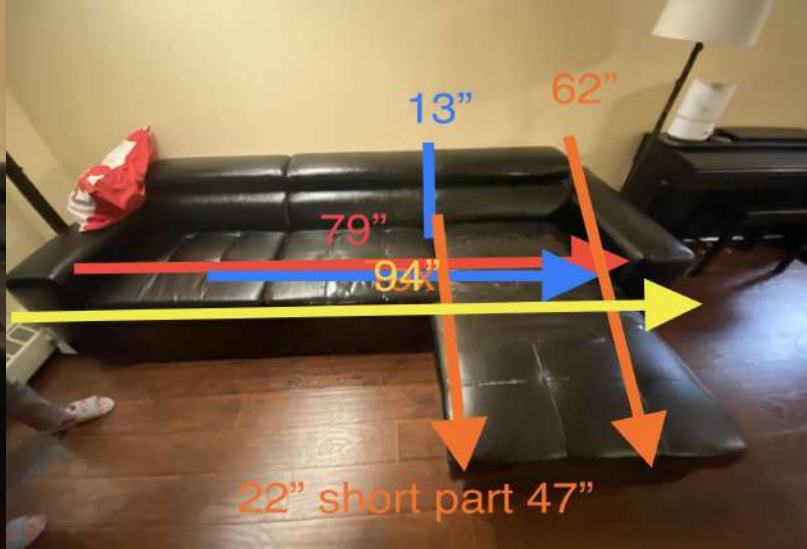
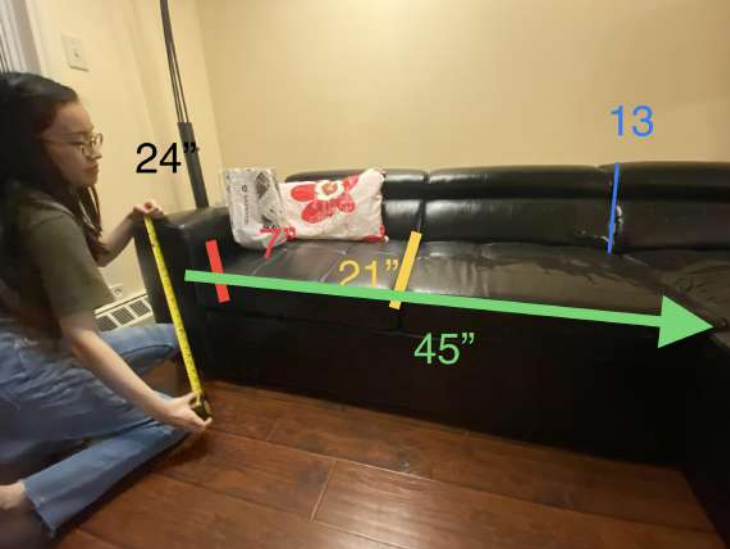
1. ART ABOVE COUCH
2. TV & TV SHELF
3. MOVE BOOKCASE TO PIANO SPOT OR DINING AREA



\$39.00 Sindal Bistro Chair

**X 2 CHAIRS**

\$39.00 Sindal Bistro Table



L Shape Sofa Covers, Stretch Sectional Sofa Cover with 2pcs Pillow Covers for L-Shaped Couch Sofa Support Right &...

LEONEBEBE Sectional Sofa Cover 2 PCS L Shape Couch Sofa Cover Support Right/Left Chaise Sectional Couch Sofa...

MIFXIN L Shape Sofa Cover 2 pcs Stretch Slipcovers for Sectional Couch L-Shaped





Sale

+7 Colors

Paulina TV Stand for TVs up to 32"  
by Zipcode Design™

**\$93.99** ~~\$100.99~~

★★★★☆ 1252

Free Shipping



Forest Wall Art Abstract  
Sunset Landscape Canvas  
Artwork Vintage Canvas  
Pictures Modern Canvas Art...

★★★★★ ~ 4

\$38<sup>99</sup>



Abstract Melody Canvas  
Wall Decor Printed  
Contemporary Painting  
5 Panels Modern...

★★★★★ 162

CDN\$ 59.99 ✓prime



Wall Art for living room  
Canvas Prints bedroom Wall  
Decor for bathroom artwork  
Abstract Painting Red tree...

★★★★★ ~ 5,417

\$43<sup>99</sup>

✓prime FREE delivery by Sunday,  
Feb 21



Forest Sunset Wall Art  
Landscape Canvas  
Pictures Big Tree Canvas  
Pictures Contemporary...

★★★★★ 2

CDN\$ 59.90 ✓prime



5 panels Red Poppies Floral  
Art Modern Abstract Flower  
Canvas Painting Home Decor  
Grey Wall Art Framed Print...

★★★★★ ~ 95

\$59<sup>99</sup>



Rustic Wall Mounted Tier  
Square Shaped Floating  
Shelves – Set of 3 – Screws  
and Anchors Included -...

★★★★★ ~ 917

Limited time deal

\$32<sup>29</sup> ~~\$37.99~~

**SOFA COVER IS THE OPTION TO SAVE THE COUCH BUT THE DIMENSIONS ARE OFF A LITTLE SUCH THAT IT WILL NOT BE A PERFECT FIT**



Subrtex 2 Pieces L-Shaped Couch Covers Stretch Fabric Sectional Sofa Slipcovers (Light Gray, Loveseat-Right Chaise)

Visit the [subrtex Store](#)

★★★★☆ 185 ratings | 20 answered questions

Price: **CDN\$ 89.99** **FREE One-Day**

**Coupon**  **Apply CDN\$ 5.00 coupon** [Details](#)

Get a **\$5 promotional credit** when you reload **\$100 or more** to your gift card balance.

Size : **Loveseat-Right Chaise**

Loveseat-Left Chaise

**Loveseat-Right Chaise**

Color Name: **Light Gray**



**Material** Microfiber  
**Brand** Subrtex  
**Colour** Light Gray  
**Size** Loveseat-Right Chaise  
**Material Care Instructions** Machine Wash



**MEASURING GUIDE:** The chaise is on the **RIGHT** side of the main sofa (when facing your sofa). The main sofa measures 55 to 70 inches (140~180cm) in length and 27 to 37 inches (70 to 95cm) in width. The chaise section measures 62 to 76 inches (160 to 195cm) in length and 27 to 37 inches (70 to 95cm) in width. Please measure your sofa before



**\$527.98**

**June Leather-Look Fabric Futon - Black**



**\$979.98**

**Sealy Sofa Convertibles Karlee Microfibre Sleeper Futon - Navy**



**\$979.98**

**Sealy Sofa Convertibles Karlee Microfibre Sleeper Futon - Granite**



**\$699.98**

**Corey Linen-Look Fabric Futon - Grey**



**\$503.98**

**June Linen-Look Fabric Futon - Grey**



**WWW.THEBRICK.COM**

**UNFURNISHED RENTAL PLAN**  
**1 Month Leasing Fee**  
**+ 10% Management Fee**

**RPM Services**

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports



Owner shall pay a management fee equal to 10% of gross rents collection (minimum of \$125.00 per month)

Unfurnished leases are typically 1 year.

- 10% of monthly gross rent
- Monthly report and monthly payout

Unfurnished Tenants can often start with with 6 months or one year terms and end up renewing and staying longer term. Some of our short-term Tenants have been with us for as long as two years.

Long Terms tenants are ideal for owner stability. However, in a down market due depressed economy, where there is uncertainty 1 year terms are actually not as “stable” as Owners perceive.

Locking low rates for 1 year term is actually not as beneficial to Owners for Tenants.

**UNFURNISHED PLAN**  
**(1 Month Leasing Fee + 10% Management Fee)**

Monthly Rent Scenario	1800	1900	2000	2100	2200
Leasing Fee for Each New Tenant (1 Month's Rent)	1800	1900	2000	2100	2200
10% Monthly Management Fee (Minimum \$125 per month)	180	190	200	210	220
<b>TOTAL Annual Fee</b>	<b>\$3,960</b>	<b>\$4,180</b>	<b>\$4,400</b>	<b>\$4,620</b>	<b>\$4,840</b>
<b>Annual Revenue After Fee Deduction</b>	<b>\$17,640</b>	<b>\$18,620</b>	<b>\$19,600</b>	<b>\$20,580</b>	<b>\$21,560</b>
<b>Monthly Revenue After Fee Deduction</b>	<b>\$1,470</b>	<b>\$1,552</b>	<b>\$1,633</b>	<b>\$1,715</b>	<b>\$1,797</b>



**FURNISHED RENTAL PLAN**  
**No Leasing Fee**  
**+ 19% Management Fee**

**RPM Services**

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

**plus**

- ✓ Move-In/Out Cleaning Service
- ✓ Replenish Supplies at Cost

Fully furnished short-term leases based on the demand of professionals coming into Calgary for undetermined length of stays (**Most under 1 year lease term**)

- 19% of monthly gross rent
- Laundry linens and towels after each move out
- Monthly report and monthly payout
- Restocking all supplies as needed with receipts and update to owners

Fully Furnished Tenants can often start with terms as short as month-to-month, 3 or 6 months and continue month-to-month. Some of our short-term Tenants have been with us for as long as two years.

Short Terms are ideal for times of uncertainty, as **“LIFE HAPPENS”**

Owner shall pay a management fee equal to 19% of gross rents collection (minimum of \$125.00 per month)

**FURNISHED PLAN**  
**(19% Management Fee)**  
**Integrated Leasing & Management Fees**

Monthly Rent Scenario	1800	1900	2000	2100	2200
<b>19% Monthly Management Fee (Minimum \$125 per month)</b>	342	361	380	399	418
<b>TOTAL Annual Fee</b>	<b>\$4,104</b>	<b>\$4,332</b>	<b>\$4,560</b>	<b>\$4,788</b>	<b>\$5,016</b>
<b>After Fee Deduction</b>	<b>\$17,496</b>	<b>\$18,468</b>	<b>\$19,440</b>	<b>\$20,412</b>	<b>\$21,384</b>
<b>After Fee Deduction</b>	<b>\$1,458</b>	<b>\$1,539</b>	<b>\$1,620</b>	<b>\$1,701</b>	<b>\$1,782</b>



# FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



## KITCHEN

- ▣ Dish clothes
- ▣ Dish scrubbing sponge
- ▣ Detergent
- ▣ Electric Kettle
- ▣ Apron



KITCHEN

- Toaster
- Microwave
- Coffee Maker
- Electric Kettle
- Tea Pot
- Garbage Can
- Oven Mitts
- Pots Set
  - Large pot with lid
  - Medium pot with lid
  - Small pot with lid
- Frying Pan Set
  - Large pan
  - Medium pan
  - Small pan
- Cutting Board
- Strainer
- Optional *but* Guests Love:
  - Baking Pan
  - Blender
  - Mixing Bowls
  - Measuring Cup
  - Measuring Spoons
  - Grater
  - Whisk



2 Sets of Dinnerware for 4

- 8 Large Plates
- 8 small plates
- 8 bowls
- 8 Large Spoons
- 8 Medium Spoons
- 8 Small Spoons
- 8 Butter Knives
- 8 Steak Knives
- 8 Mugs
- 8 Tall Glasses
- 8 Short Glasses
- 8 Wine Glasses
- Wine opener
- Mixing Spoon
- Spatula
- Knife Block Set
- Scissors
- Salt & Pepper Shakers
- Hot plate mats





BATHROOM

- Shower curtain
- 2 Sets of Towels
- Bath Mat
- Soap Dispenser
- Toilet Brush
- Plunger
- Blow dryer
- Toiletries to help guests start their stay: Toilet paper, Shampoo, Conditioner



Utopia Towels Premium 8 Piece Towel Set (Dark Grey); 2 Bath Towels, 2 Hand Towels and 4 Washcloths – Cotton Towels

CLEANING & HOUSEHOLD ITEMS

- Vacuum
- Guests Love:
- Mop
- Broom
- Iron
- Iron Board

