

WORKING WITH REALTORS EXTENSION OF SERVICE

PREPARED FOR CLIENTS OF



Kait Morris, REALTOR®

HOW MUCH CAN I RENT FOR?

ACE



ACCOUNTABLE CONFIDENT EXPERIENCED

PREPARED BY:



SPECIALIZING IN OWNER ASSET MANAGEMENT

WE KNOW WHAT OWNERS WANT.
WE KNOW WHAT OWNERS NEED
RETURN ON INVESTMENT. PEACE OF MIND.

SPECIALIZING IN TENANT MANAGEMENT & RELATIONSHIPS

*WE KNOW WHAT TENANTS NEED.
WE KNOW WHAT TENANTS WANT.
WE KNOW WHAT TENANTS ARE WILLING TO PAY*



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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HOW MUCH CAN I RENT FOR?



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24 COUGAR RIDGE LANDING SW

ACCOUNTABLE CONFIDENT EXPERIENCED

24 Cougar Ridge Landing SW is an exceptional property in every aspect of what a "Home" is. This Home has every aspect in terms of rental marketability catering to a narrower demographic of Renters looking for a different lifestyle such as retirement or specific preferences of having no upper level or stairs. The location, upgrades, immaculate show home condition and most importantly the unobstructed views this home offers is exceptional.

The Bungalow/Villa property market is a product that rarely comes on the market; direct comparables are not often available for a Direct Comparison Approach for a Market Rent Analysis.

Market Rents are determined are typically determined by using direct comparables within the specific neighborhood of the property.

Bungalow/Villa's - however - requires the market analyses specific to the type/style of home - main level living without stairs, catering to a very specific demographic of Renters, based on age group, lifestyle and preference of not having stairs, or bedrooms on the main level.

A rental market analysis is based on what Landlords/Owners are asking; however, what Tenants are willing to pay to rent a "Home" compared to "Just a House" is ultimately what determines *true market value*.

Market Rent comparables for Bungalow/Villas are based on what Tenants are *willing* to pay for features such as the site influences, location, number of bedrooms and bathrooms - with comparable features of what a good neighborhood that meets the needs of lives: *It's All About Lifestyle* - and that is a major criteria for what Renters are willing to pay.

Homes like these typically take longer to rent but the quality of tenant given the demographics wanting this type of home; and the rental conditions and current economic conditions can only give a rental range to start - ultimately it is required to "Test the Market" at a high rate. Within two weeks - our viewing statistics will indicate what the market responds to. Ultimately, it is an Owner's current situation, circumstances, timing, comfort zone and financial threshold that determines what rental rate is acceptable for their home. This type of home will attract Renters that choose to rent for the freedom and hassle-free elements of being a homeowner in all aspects of home ownership.

Ask

Will This Property Make a Good Rental/Investment Property?

IS THIS A GOOD TIME TO BUY?

WHAT RENTS CAN I EXPECT?



Monthly Rent Scenario	1500	1800	2100	2300	3000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	900	1050	1150	1500
10% Monthly Management Fee	150	180	210	230	300
(Minimum \$125 per month)	\$125	\$125	\$125	\$125	\$125
TOTAL Annual Fee	\$2,550	\$3,060	\$3,570	\$3,910	\$5,100
Annual Rent After Fee Deduction	\$15,450	\$18,540	\$21,630	\$23,690	\$30,900
Monthly Rent After Fee Deduction	\$1,288	\$1,545	\$1,803	\$1,974	\$2,575



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WHAT IF I NEED TO HIRE PROPERTY MANAGEMENT?

LEASING & PROPERTY MANAGEMENT FEES

24 COUGAR RIDGE LANDING SW OPINION OF RENT - LOW & HIGH RENTAL SCENARIO

UNFURNISHED	STANDARD PLAN (1/2 Month + 10% Management)				
	1500	1800	2100	2300	3000
Monthly Rent Scenario	1500	1800	2100	2300	3000
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*Minus Carrying Costs: Mortgage Payments, Owner/Landlord Insurance, Condo or Community Fees, Property Tax, Utilities



UNFURNISHED VS. FURNISHED FEE STRUCTURE COMPARISON \$2400-3200 RENTAL SCENARIO

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	2400	2500	2600	2700	2800	2900	3000	3100	3200
Leasing Fee for Each New Tenant (1 Month's Rent)	1200	1250	1300	1350	1400	1450	1500	1550	1600
10% Monthly Management Fee (Minimum \$125 per month)	240	250	260	270	280	290	300	310	320
TOTAL Annual Fee	\$4,080	\$4,250	\$4,420	\$4,590	\$4,760	\$4,930	\$5,100	\$5,270	\$5,440
Annual Amount After Fee Deduction*	\$24,720	\$25,750	\$26,780	\$27,810	\$28,840	\$29,870	\$30,900	\$31,930	\$32,960
Monthly Amount After Fee Deduction*	\$2,060	\$2,146	\$2,232	\$2,318	\$2,403	\$2,489	\$2,575	\$2,661	\$2,747

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

UNFURNISHED RENTAL PLAN

1 Month Leasing Fee
1/2 + 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)

Leasing Fee: 1/2 Month's Rent ^{1/2}
(per new tenant based on minimum one year lease term, otherwise, will be prorated by lease term)

FURNISHED RENTAL PLAN

No Leasing Fee
18% + 15% 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

- 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

Preferred Partnership Rate Clients of Justin Havre & Associates

UNFURNISHED: Leasing Fee 1/2 Month's Rent
FURNISHED: No Leasing Fee 18% Management Fee

- ✓ Initial Set-Up Fee: \$500 **WAIVED**
- ✓ Advertising Fee: \$50 **WAIVED**
- ✓ Credit Check: \$15
- ✓ Periodic Inspection Fee: \$80 **WAIVED**
- ✓ Lease Renewal Fees: \$295
- ✓ Property Manager / Maintenance Call out Fee: \$45 per hour
- ✓ Property Manager Emergency Service Call: \$75 per hour
- ✓ 50% of late fees collected if the tenant pays rent late. Late fees are set by regulations.
- ✓ General Maintenance: Vendor Costs + 10%
- ✓ Major Renovation or Special Projects: to be discussed on a case by case basis



Property Management vs Asset Management

PROPERTY MANAGEMENT

 Day to Day Operation	 Reactive and Short-Term Preventative Maintenance	 Small repairs and renovations	 Rent Collection	 Expense Payment
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ASSET MANAGEMENT

 Cost Monitoring	 Preventative Planning Long-Term Maintenance	 Oversight Performance	 Overall Process Management	 Portfolio Enhancement	 Acquisition and Disposition Timing
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Fully furnished short-term leases based on the demand of professionals with shorter and month-month length of stays (Most under 1 year lease term)



24 COUGAR RIDGE LANDING SW

COUGAR RIDGE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	5	\$1282	\$2199	\$1659
Condos	1	\$1250	\$1250	\$1250
Houses	4	\$1925	\$2700	\$2318
Shared	1	\$500	\$500	\$500
Townhouses	1	\$1450	\$1450	\$1450
Total Rentals	12	\$500	\$2700	\$1730

Semi-detached villa-style bungalow backing onto ravine



\$2,250

Rentfaster.ca 23 days ago

1,440 ft²

Floor area

Beautiful Newly Renovated Bungalow - West Hillhurst Home 4 Bed 2 Full Baths



\$2,300

Rentfaster.ca 2 days ago

2,000 ft²

Floor area



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Tuscany

Tuscany | Calgary, AB

LISTING ID
148034

SMOKING
Non-smoking

LANDLORD ON RENTFASTER SINCE
2014

PETS
No pets
TENANT PARKING
Double garage



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$2550	\$2550	5 bd	3 ba	2800 ft ²	Unfurnished	Long Term	Jun 01, 2021
<i>Utilities not included</i>								

5 BDRM WALKOUT BUNGALOW 5 MINS WALK TO THE TUSCANY CLUB!!!



2 Cranbrook Villas SE Calgary

Cranston | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID
433005

SMOKING
Non-smoking

TENANT PARKING
Double garage

PETS
Cats & dogs negotiable
YEAR BUILT
2014

LANDLORD ON RENTFASTER SINCE
2008



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$3500	\$3500	3 bd	2 ba	1559 ft ²	Unfurnished	Negotiable	Jul 02, 2021
<i>Utilities not included</i>								

LOOK AT THE VIEWS! MINUTES TO HOSPITAL, BOW RIVER

This is bungalow living at its best. Located in one-of-a-kind community, Mosaic Riverstone is beautifully situated at the edge of the Bow River in Cranston. From the front door you are steps away from extensive pathway system for walkers, runners and cyclists in the family. Brookfield designed this townhouse development for maintenance free living. Amenities nearby: Groceries at Sobeys, a beer at the Berwick Pub, coffee meetings at Good Earth, and access to dining and shopping just minutes away in Cranston and Seton! This 1559 sq. ft is the largest bungalow floor plan available in the complex complete with a balcony that extends almost the length of townhouse. With an open concept floor plan, this 3 BEDROOM, 2 BATHROOM home features a spacious & bright living room that offers views of the natural reserve; the gourmet kitchen features white cabinetry with under mount lighting, stainless steel appliances, and a large central island that opens to the dining area. The Master bedroom is generous in size, with a large walk-in closet & a beautiful ensuite with heated tile floors, dual sinks & oversized shower! There is a main floor laundry room with additional storage. . This home is showcases hardwood flooring, quartz countertops, 9' ceilings, central A/C, double attached garage.



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Semi-detached villa-style bungalow backing onto ravine



\$2,250

Rentfaster.ca 23 days ago

1,440 ft²

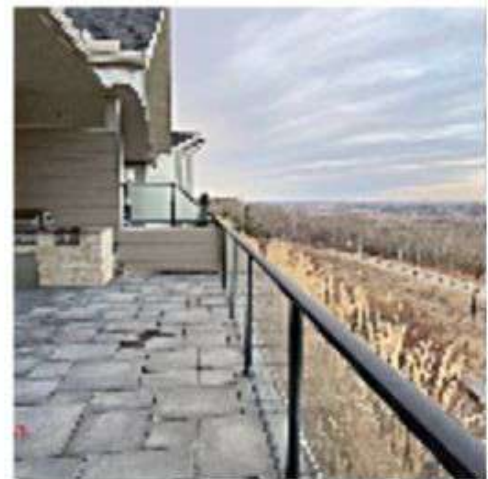
Floor area



Description

Semi-detached villa-style bungalow backing onto ravine Incentives: Landscaping and snow removal included Located in the "Hillsboro in Edgemont", this villa-style bungalow overlooks a gorgeous ravine, providing a private setting with almost 1500 sq ft open-concept main floor, 9 foot ceilings, and plenty of natural light. There is tile entry and hardwood throughout most of the main floor with carpet in the bedrooms. The kitchen is open concept and overlooks living and dining areas and the view. The master on the main includes a large walk-in closet and a nice en-suite. Also on the main floor there is a office/second bedroom, a 3-piece bathroom, and laundry space. The lower level offers a large recreation/media room, a third large bedroom with a 4-piece en-suite, and plenty of storage space. Other features include a double-attached garage, gas fireplace, SW ravine-facing deck, and natural gas BBQ hook-up. This desirable location offers biking and walking trails down through the ravine as well as a bus stop only minutes away. Situated close to four large shopping complexes (Crowfoot, Northland, Country Hills, and Beacon Hill) and a five-minute WALK from the Hamptons Co-op Plaza (grocery, banks, walk-in clinic). Easy access to Stoney Trail, and located within a 20 minute drive from the Foothills Hospital, University of Calgary, Market Mall, and the airport. The neighborhood also includes excellent elementary and junior high schools in both public and catholic systems. The rental fee includes snow removal and landscaping for a worry free lifestyle!







Luxury Villa Backing on Beautiful Ravine & Green Space/ The massive patio is the perfect outdoor entertaining & relieving the stresses of your day! Embrace your private covered terrace with 3 natural gas hook-ups including one for the dynamite built-in BBQ.





Basement Developed for very versatile use - Gym? Media Room? Yoga Studio? Dance Floor? Abundance of storage space throughout this home! Main floor office/media room with French doors, alcove with granite-topped desk, Kohler toilets & main floor





2 BED + DEN (3 BED) + 3 BATH + FULLY FINISHED BASEMENT



THIS HOME WHEN IT WAS FURNISHED



BEAUTIFUL BUNGALOW - CUSTOM BUILT



MAINTENANCE FREE LIFESTYLE



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Designer Kitchen - Full-Height Cabinets & Granite counters



BEAUTIFUL BUNGALOW - CUSTOM BUILT





Master Bedroom & Ensuite - Luxurious Soaker Tub & Shower Stall



Granite-topped double vanities, heated floors & shower.



Backing onto one of Calgary's Best Reserve and Walking Paths



THE PERFECT BUNGALOW





VERSATILE DEN: OFFICE - 3RD BEDROOM - TV ROOM



Lower level: Fully finished with rec room & guest powder bath, direct access into the heated underground parkade outside your basement door.

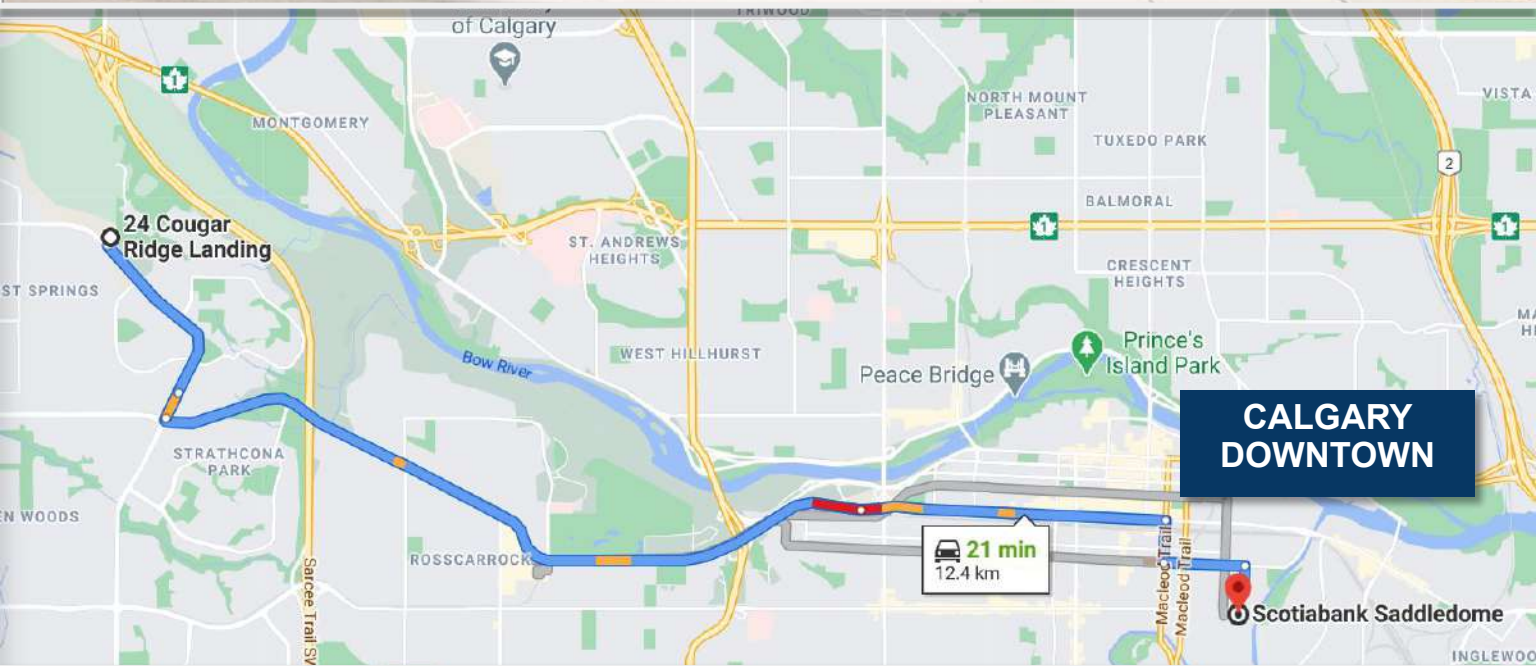


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Welcome to The Landings
at Cougar Ridge!



A Rare Gem - Prime Central location - Minutes to the Calgary's most reputable schools. Minutes to shopping, amenities, groceries and Westside Rec Centre & LRT.

Easy access West to the mountains & a short 20 minute (or less) commute to downtown, Foothills & Rockyview Hospitals, Market Mall & Chinook Centre.



ACE COMMUNITY FEATURE

ACE

ACCOUNTABLE. COMMITTED. EXPERIENCED.

COUGAR RIDGE



Cougar Ridge is a residential neighbourhood in the south-west quadrant of Calgary, Alberta. It is located at the western edge of the city and is bounded by Paskapoo Slopes and Canada Olympic Park to the north, 69 Street W to the east, 101 Street W to the west and Old Banff Coach Road to the south.



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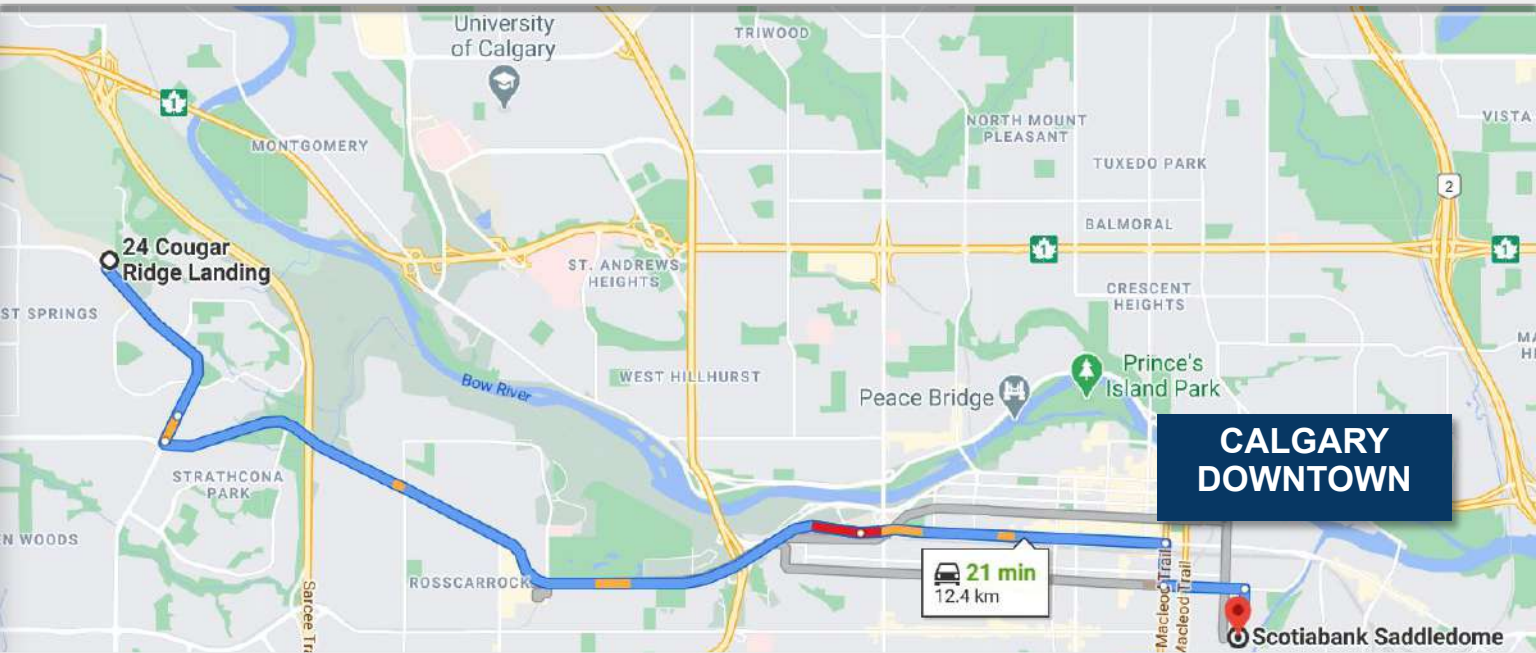


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COUGAR RIDGE



COUGAR RIDGE DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	4.37 km
Alberta College of Arts and Design (ACAD)	8.03 km
Ambrose University College	3.32 km
Bow Valley College	11.09 km
Calgary Airport	15.57 km
Calgary Zoo	12.82 km
Chinook Centre Mall	12.56 km
City Hall	10.98 km
Cross Iron Mills	28.34 km
Deerfoot Mall	12.54 km
Devry Institute of Tech	15.15 km
Downtown Calgary	9.68 km

LANDMARK	DISTANCE
Foothills Hospital	5.48 km
Market Mall	4.07 km
Mount Royal University	8.62 km
Peter Lougheed Hospital	15.82 km
Rocky Mountain College	5.75 km
Rockyview Hospital	11.88 km
SAIT	8.55 km
South Health Campus	27.70 km
Southcentre Mall	16.72 km
Sunridge Mall	15.66 km
University of Calgary	5.58 km

COUGAR-RIDGE CLOSEST BUS ROUTES

ROUTE #	NAME
98	Cougar Ridge
111	Old Banff Coach Road
408	Valley Ridge
453	West Springs
699	West Springs/various schools
895	St. Gregory/ West Springs/ CougarRidge

COUGAR RIDGE CLOSEST LRTS

STATION	DISTANCE
69 Street CTrain Station	2.46 km
Sirocco CTrain Station	2.85 km
Dalhousie CTrain Station	3.12 km
45 Street CTrain Station	3.33 km
Brentwood CTrain Station	3.6 km





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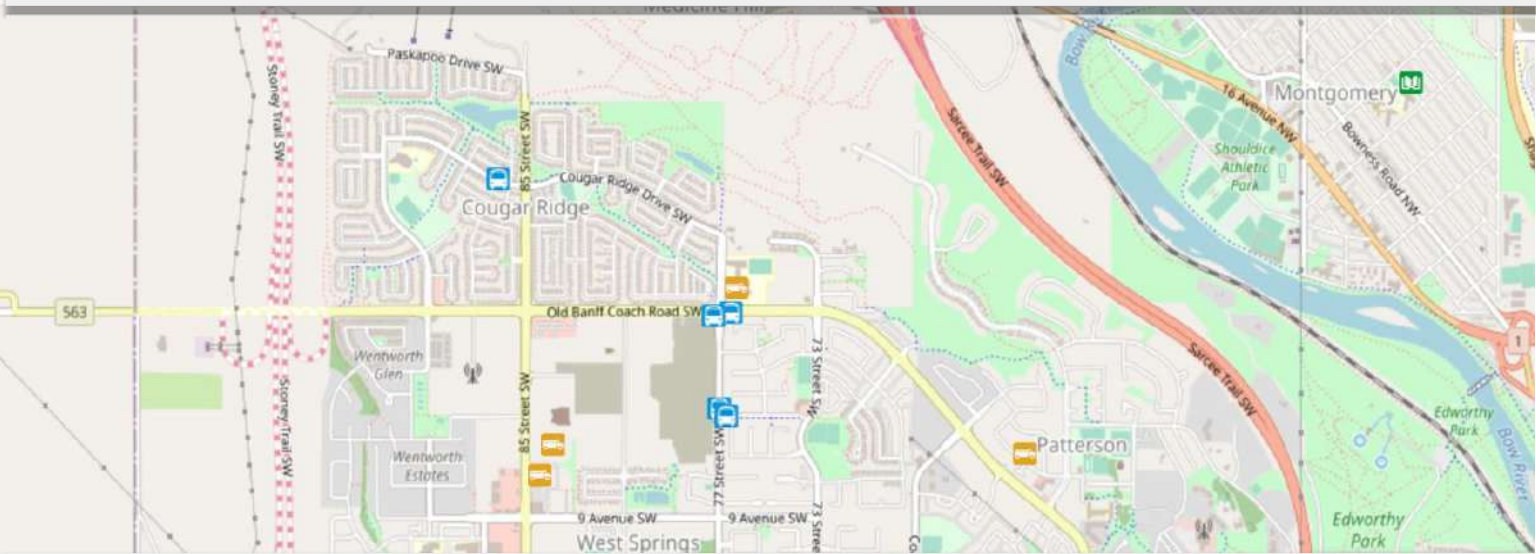


CANADA OLYMPIC PARK AT YOUR DOORSTEP



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COUGAR RIDGE CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
Calgary French & International School, Calgary, Canada 700 77 Street Southwest, Calgary	0.87 km
Kids U - West 85 8560 8A Avenue Southwest #430, Calgary	0.92 km
U Kids 8561 8A Avenue Southwest, Calgary	1.04 km
St. Joan of Arc School 7970 Wentworth Drive Southwest, Calgary	1.51 km
AQ Outdoors - Aquabatics Calgary 300-8435 Bowfort Road Northwest, Calgary	1.59 km
National Sport School Calgary Board of Education 151 Canada Olympic Road Southwest, Calgary	1.77 km
BrightPath Bowness 3711 73 Street Northwest, Calgary	2.05 km
Discovering Choices - Start (Bowness) Calgary Board of Education 4110 79 Street Northwest, Calgary	2.18 km
Dr. Roberta Bondar School Calgary Board of Education 1580 Strathcona Drive Southwest, Calgary	2.22 km
Kodaly Preliminary School 40 Patterson Hill Southwest, Calgary	2.24 km
Bowcroft School Calgary Board of Education 3940 73 Street Northwest, Calgary	2.26 km
Bowmont Community Preschool 6452 35 Ave NW, Calgary	2.42 km

COUGAR RIDGE CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Bowness Library 6532 Bowness Road Northwest, Calgary	2.65 km
Aspen Woods Little Free Library #4790 1540 93 Street Southwest, Calgary	3.14 km
SCA Little Free Library 277 Strathcona Drive Southwest, Calgary	3.32 km
Terrace Little Free Library 4720 21 Avenue Northwest, Calgary	3.68 km
Little Free Library 90 Valley Ponds Crescent Northwest, Calgary	3.78 km
Little Free Library Stratham Bay Southwest, Calgary	4.06 km
Little Free Library (The Wee Free Library) 33-35 Wimbledon Drive Southwest, Calgary	4.13 km
Take a Book Leave a Book Little free library 5-55 Wimbledon Drive Southwest, Calgary	4.16 km
Little Free Library Calgary	4.42 km
Little Free Library 4411 Spruce Drive Southwest, Calgary	4.62 km
The Good Doers Charity Library 14 Signature Close Southwest, Calgary	4.86 km
Little Free Libraries Calgary	4.88 km



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