

TOUGH TIMES. TOUGH SELL.

Your Client's Property has been listed for months and it is not selling due to our depressed economy with the Covid-19 Global Pandemic making the situation even worse.

Financial uncertainty, job insecurities, oil prices at a historical low, depleted down payment savings, inability to get mortgage approvals, investors with tenants requesting rent reductions and breaking leases - Buyers simply cannot buy at a time like this.

Everyday vacant is money going down the drain: mortgage payments, condo fees, property taxes, utilities, home insurance.

Living is an ESSENTIAL NEED. When Buyers cannot buy, they rent. Those currently renting will still need to rent; and the cycle of renters is based on "LIFE HAPPENS."

For Owners, when their property is vacant with no sales activity with only desperate competition lowering their prices to the the point that your Client's property takes a huge loss from what they purchased for during good times, consider advising them "Some is Better than None" - that means, rent it out for now and have someone help with paying their mortgage and other costs.



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

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

REAL PROPERTY MANAGEMENT ACE

www.rpmace.ca

ace@realpropertymgt.ca

403.816.2308



SOME IS BETTER THAN NONE

A quality tenant will care for your property like your their own home and even if you can have your mortgage amount covered by rent, and you pay the other expenses, that is still better than the entire month(s) of financial loss with all the expenses of maintaining a vacant property.

Selling a property with an existing Tenant makes your property more saleable as an investment property. Buyers who were ready to buy and now on hold will be more comfortable and inclined to purchase a property with a tenant paying their mortgage until they are ready to move in. Many seasoned Real Estate Investors building their investment portfolio actually seize opportunities even at the lowest economic downturns and they will choose the properties with current investment rental.

We work with your Realtor to market your property For Sale/Lease. It is also a possibility that a Tenant decides to purchase the property after calling the property home for a period of time. Real estate is all about timing and adapting.

FOR RENT #311, 138 Waterfront Court SW



RENTED

WATERFRONT PARKSIDE 20 THINK LIFESTYLE

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

FOR RENT #903, 128 - 2 Street SW



RENTED

WATERFRONT OUTLOOK THINK LIFESTYLE

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

FOR RENT #410, 108 - 2 Street SW




RENTED

WATERFRONT PARKSIDE - HOME ON THE BOW

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

FOR RENT #106, 108 - 2 Street SW



RENTED

WATERFRONT PARKSIDE - STEPS FROM THE BOW RIVER URBAN LIVING AT ITS BEST

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca



REAL PROPERTY MANAGEMENT ACE
www.rpmace.ca
ace@realpropertymgt.ca
403.816.2308

Disclaimer: Information and opinions presented in this report are for general use only. Real Property Management ACE is not responsible for any errors or omissions, or for the results obtained from the use of this information.
Broker: Real Property Management ACE | Independently Owned Franchise & Operated Brokerage | Calgary AB T2E 0E2 z

TOUGH TIMES. TOUGH SELL.

Your Client's Property has been listed for months and it is not selling due to our depressed economy with the Covid-19 Global Pandemic making the situation even worse.

Financial uncertainty, job insecurities, oil prices at a historical low, depleted down payment savings, inability to get mortgage approvals, investors with tenants requesting rent reductions and breaking leases - Buyers simply cannot buy at a time like this.

Everyday vacant is money going down the drain: mortgage payments, condo fees, property taxes, utilities, home insurance.

Living is an ESSENTIAL NEED. When Buyers cannot buy, they rent. Those currently renting will still need to rent; and the cycle of renters is based on "LIFE HAPPENS."

For Owners, when their property is vacant with no sales activity with only desperate competition lowering their prices to the the point that your Client's property takes a huge loss from what they purchased for during good times, consider advising them "Some is Better than None" - that means, rent it out for now and have someone help with paying their mortgage and other costs.



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

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



REAL PROPERTY MANAGEMENT ACE

www.rpmace.ca

ace@realpropertymgt.ca

403.816.2308

OWNERS: SOME IS BETTER THAN NONE

A quality tenant will care for your property like your their own home and even if you can have your mortgage amount covered by rent, and you pay the other expenses, that is still better than the entire month(s) of financial loss with all the expenses of maintaining a vacant property.

Selling a property with an existing Tenant makes your property more saleable as an investment property. Buyers who were ready to buy and now on hold will be more comfortable and inclined to purchase a property with a tenant paying their mortgage until they are ready to move in. Many seasoned Real Estate Investors building their investment portfolio actually seize opportunities even at the lowest economic downturns and they will choose the properties with current investment rental.

We work with your Realtor to market your property For Sale/Lease. It is also a possibility that a Tenant decides to purchase the property after calling the property home for a period of time. Real estate is all about timing and adapting.



**AVAILABLE IMMEDIATELY
HOME AWAY FROM HOME**

LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.

REAL PROPERTY MANAGEMENT ACE



www.rpmace.ca

ace@realpropertymgt.ca

403.816.2308

TOUGH TIMES. TOUGH SELL.

Your Client's Property has been listed for months and it is not selling due to our depressed economy with the Covid-19 Global Pandemic making the situation even worse.

Financial uncertainty, job insecurities, oil prices at a historical low, depleted down payment savings, inability to get mortgage approvals, investors with tenants requesting rent reductions and breaking leases - Buyers simply cannot buy at a time like this.

Everyday vacant is money going down the drain: mortgage payments, condo fees, property taxes, utilities, home insurance.

Living is an ESSENTIAL NEED. When Buyers cannot buy, they rent. Those currently renting will still need to rent; and the cycle of renters is based on "LIFE HAPPENS."

For Owners, when their property is vacant with no sales activity with only desperate competition lowering their prices to the the point that your Client's property takes a huge loss from what they purchased for during good times, consider advising them "Some is Better than None" - that means, rent it out for now and have someone help with paying their mortgage and other costs.



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

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



ROMANIA LEO

ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management Central | Calgary | AB



Each Office Independently Owned and Operated.

OWNERS: SOME IS BETTER THAN NONE

A quality tenant will care for your property like your their own home and even if you can have your mortgage amount covered by rent, and you pay the other expenses, that is still better than the entire month(s) of financial loss with all the expenses of maintaining a vacant property.

Selling a property with an existing Tenant makes your property more saleable as an investment property. Buyers who were ready to buy and now on hold will be more comfortable and inclined to purchase a property with a tenant paying their mortgage until they are ready to move in. Many seasoned Real Estate Investors building their investment portfolio actually seize opportunities even at the lowest economic downturns and they will choose the properties with current investment rental.

We work with your Realtor to market your property For Sale/Lease. It is also a possibility that a Tenant decides to purchase the property after calling the property home for a period of time. Real estate is all about timing and adapting.



AVAILABLE IMMEDIATELY
HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.

ROMANIA LEO

leo@realpropertymgt.ca www.rpmace.ca



Each Office Independently Owned and Operated.

Broker: Real Property Management Central | Calgary | AB

FEE ANALYSIS STRUCTURE

In Recognition and Appreciation for our Referral Networks, Our Leasing Fee is Reduced to ½ Month's Rent for Your Clients.

	UNFURNISHED PLAN (1/2 Month Leasing Fee + 10% Management Fee)									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
10% Monthly Management Fee (Minimum \$125 per month)	150	200	250	300	350	400	450	500	550	600
TOTAL Annual Fee	\$2,550	\$3,400	\$4,250	\$5,100	\$5,950	\$6,800	\$7,650	\$8,500	\$9,350	\$10,200
Annual Revenue After Fee Deduction	\$15,450	\$20,600	\$25,750	\$30,900	\$36,050	\$41,200	\$46,350	\$51,500	\$56,650	\$61,800
Monthly Revenue After Fee Deduction	\$1,288	\$1,717	\$2,146	\$2,575	\$3,004	\$3,433	\$3,863	\$4,292	\$4,721	\$5,150

	FURNISHED PLAN (18% Management Fee, Integrated Leasing & Management Fees)									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
18% Monthly Management Fee (Minimum \$125 per month)	270	360	450	540	630	720	810	900	990	1080
TOTAL Annual Fee	\$3,240	\$4,320	\$5,400	\$6,480	\$7,560	\$8,640	\$9,720	\$10,800	\$11,880	\$12,960
Annual Revenue After Fee Deduction	\$14,760	\$19,680	\$24,600	\$29,520	\$34,440	\$39,360	\$44,280	\$49,200	\$54,120	\$59,040
Monthly Revenue After Fee Deduction	\$1,230	\$1,640	\$2,050	\$2,460	\$2,870	\$3,280	\$3,690	\$4,100	\$4,510	\$4,920

Real Property Management ACE is dedicated to providing you the highest level of service, communication and industry leading technology.

Our goal is to help you get the most out of your rental property. We take on the hassles of property management so you don't miss out on the things, and people, important to you. We know you have choices when it comes to property management. At first glance it may appear that one property management company is the same as another.

Real Property Management ACE is dedicated to providing the highest level of service in the industry. Choosing the right property manager is critical to the success of your investment.

ROMANIA LEO

ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management Central | Calgary | AB



Each Office Independently Owned and Operated.

NATIONAL FRANCHISE WITH BRAND POWER

With over 300 locations throughout North America, we are the leaders in property management. Entrepreneur Magazine ranked Real Property Management #1 in Property Management, and Forbes recognized Real Property Management as a Top 10 Franchise, \$0-\$150,000 investment. In addition, we have been ranked in the Franchise 500 for seven consecutive years, and the Inc 500 for four consecutive years. We have also earned awards for franchise worthiness for veterans and for franchisee satisfaction.



PRICING

AT REAL PROPERTY MANAGEMENT, WE PRICE OUR PROPERTIES USING HISTORICAL DATA AND TRENDS IN THE AREA. WE WANT TO MAKE SURE THE PRICING IS FAIR FOR THE OWNER AND THE TENANT!



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED ON A VARIETY OF PLATFORMS TO ENSURE LOW VACANCY RATES!



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT! WE WANT TO MAKE SURE WE GET THE RIGHT PERSON IN THE RIGHT PROPERTY!



KEEPING VACANCY RATES LOW AND RETURNS HIGH!

SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE SO THE OWNER DOESN'T HAVE TOO! WE WANT OUR TENANTS TO BE HAPPY AND IT IS A GREAT OPPORTUNITY TO GET TO KNOW THEM BETTER!



INSPECTING

ALL THE PROPERTIES WE MANAGE ARE INSPECTED TO MAKE SURE THEY ARE KEPT IN GREAT CONDITION AND TO BE PROACTIVE WITH ANY MAINTENANCE ISSUES!



ACCOUNTING

SOME PEOPLE DON'T LOVE NUMBERS BUT WE ON THE OTHER HAND, REALLY DO! WE HANDLE ALL THE ACCOUNTING AND PROVIDE OUR PROPERTY OWNERS WITH MONTHLY RENT DEPOSITS AND ACCURATE FINANCIALS!



ROMANIA LEO

Owner | Real Property Management ACE
Independently Owned & Operated Franchisor
Licensed Property Manager

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca



WHY REAL PROPERTY MANAGEMENT?

Avoid Hassles and Save Time

Managing rental properties is a 24/7 business. Plus, it requires knowledge, licensing and insurance to ensure compliance with municipal, provincial and federal regulations.

Showing properties to prospective tenants, handling tenant emergencies and late night phone calls, and attending to maintenance issues – it's what Real Property Management offices do – every day.

Real Property Management professionals give you peace of mind. Your rental property is taken care of for you, without disrupting your daily life, so you can enjoy the things, and people, most important to you.

Stay Informed & Organized

Your satisfaction with the service we provide is important, that's why your Real Property Management office keeps you informed every step of the way. You know when your property is rented, when rent is collected, when a tenant is being evicted, and when maintenance or repairs are needed.

Most importantly, you have round-the-clock access to information about your property from anywhere in the world through your personal online account.

Whether you live around the corner or across the globe, you can stay informed with what is happening. And if you can't find what you need, your local office is there to help.

Rely on Professional Expertise

Over 40,000 property owners across North America trust Real Property Management offices to manage their single family and multi-unit properties. We have spent over 30 years honing systems and processes, re-engineering the way property management is done.

Each office's responsive team of highly-trained specialists is prepared to meet the extensive demands of property management – 24 hours a day. They have the knowledge, licensing and insurance to save you money and avoid costly mistakes.

Residential property management can be a difficult business, which is why more investors are leaving their properties in the hands of their local Real Property Management office.



ROMANIA LEO

Owner | Real Property Management ACE
Independently Owned & Operated Franchisor
Licensed Property Manager

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



**REAL
PROPERTY
MANAGEMENT®**

ACE

HOME AWAY FROM HOME

IT'S ALL ABOUT LIFESTYLE



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



ABOVE CLIENT EXPECTATION
APPLY COMPREHENSIVE EXPERTISE
ACCOUNTABLE CONFIDENT EXPERIENCED
ACHIEVE CONSISTENT EXCELLENCE



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



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
TOTAL Annual Fee	\$3,960	\$4,180	\$4,400	\$4,620	\$4,840
Annual Revenue After Fee Deduction	\$17,640	\$18,620	\$19,600	\$20,580	\$21,560
Monthly Revenue After Fee Deduction	\$1,470	\$1,552	\$1,633	\$1,715	\$1,797



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



KITCHEN

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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



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
- Mop
- Broom
- Iron
- Iron Board

Guests Love:



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHED GALLERY

EXCLUSIVELY PRESENTED BY



FULLY FURNISHED EXECUTIVE RENTALS

FLEXIBLE TERMS. EVERYTHING INCLUDED



UNDERGROUND PARKING - SECURED & HEATED



JUST BRING YOUR SUITCASE

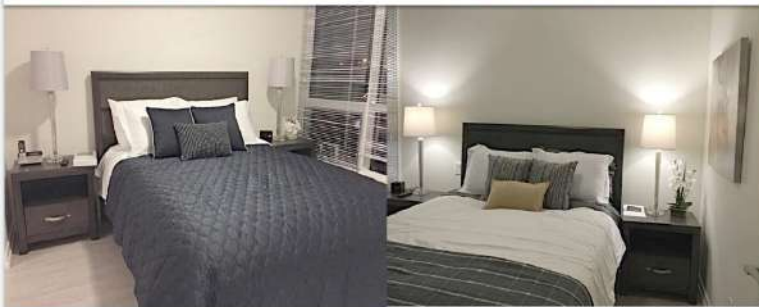


ROMANIA LEO

403.816.2308 aca@realpropertymgt.ca www.romace.ca



FULLY FURNISHED FLEX TERMS



LIFE HAPPENS

SHORT TERM. LONG TERM. WHATEVER TERM.

ALL YOU NEED IS YOUR SUITCASE.

FURNISHED GALLERY

EXCLUSIVELY PRESENTED BY



WATERFRONT OUTLOOK

UNIT 207, 128 - 2 STREET SW

FULLY FURNISHED SUITE

Beautiful Executive Furnished 1 Bedroom Studio

North East facing the Bow River with great views of clear blue skies, beautiful Bow River, and serene cityscape.

Suite features beautiful spacious open-concept studio 1 bedroom, 1 bathroom. Clean, cozy and tastefully decorated! Kitchen accentuated with modern functional kitchen with! **JUST BRING YOUR SUITCASE!**

Features: In-Suite Laundry. Heated Secured Underground Parking. Access to Waterfront Gym & Amenities. All utilities and Internet included.



UNIT 401, 128 - 2 STREET SW

FURNISHED SUITE



ABOVE CLIENT EXPECTATION

APPLY COMPREHENSIVE EXPERTISE

ACCOUNTABLE CONFIDENT EXPERIENCED

ACHIEVE CONSISTENT EXCELLENCE

FULLY FURNISHED EXECUTIVE RENTALS

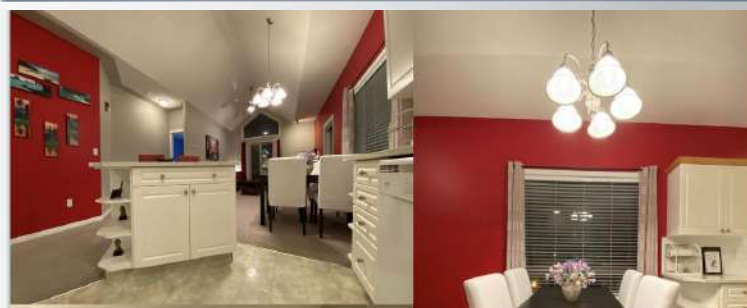
FLEXIBLE TERMS. EVERYTHING INCLUDED



UNDERGROUND PARKING - SECURED & HEATED



MODERN FURNISHED TOP FLOOR UNIT: 2 BEDS 2 BATH



FULLY FURNISHED EXECUTIVE RENTALS

MAIN FLOOR: UNIT 104



TOP FLOOR: UNIT 303



FANTASTIC LOCATION. WALK/BIKE DOWNTOWN

FULLY FURNISHED FLEX TERMS



AVAILABLE IMMEDIATELY
HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.

LIFE HAPPENS
SHORT TERM. LONG TERM. WHATEVER TERM.
ALL YOU NEED IS YOUR SUITCASE.

RENTED
ON THE EDGE OF RIVERWALK

First to make... built executive home... located right on the edge... Calgary's most popular breathing... Bow River... The RiverWalk... with added... of down... vanities, spacious walk-in closets... Master bedroom... as two... and the second bedroom... offers a large walk-in closet... oversized... windows of the bedrooms... living room... views from the park and Crescent Heights Hilltop... nery help... you relax after a... day. Open layout... sleek high-end European appliances, looking... information... room with patio door... leads out to the 335 sq.ft concrete patio that overlooks Prince's Island on one side, and nature-inspired landscaped private courtyard.

side features executive concierge service with after hours security, private lounge, fully equipped fitness centre and a guest suite. Heated... underground parking and additional storage locker is included - this home has everything you need. Also directly across Eau Claire, restaurants, cafe, Plus 15 and shopping are just steps away. You deserve this prestigious living in the heart of Downtown - it is one of the most desirable and sought-after locations in Calgary.

RENTED
ON THE EDGE OF RIVERWALK

Romania is incredible. She surprises me everyday from the first day I met her. My condo has been renewed and just within a week. As a professional, Romania knows the market, tenants needs and all concerns most landlords have. She works very hard also smart. Romania never push but follow up at each key stage. I learn alot from her to be a good landlord! She sacrifices a lot of family time and educates both landlord and tenant, leading us to have a good relations.

I hereby grant Romania permission to use the above testimonial for potential tenants and landlords, clients and marketing.

Thankyou Romania! Hopes all best for you! *Christina*

Would you use Romania's services for property management if you were an Owner?

Comments: YES! DEFINITELY!

Service Satisfaction Level: 1 2 3 4 **5**

Thank you for being our Resident and taking care of our property!
Your feedback is extremely important! A few personal words regarding your experience with Romania and your experience with her as our Landlord. Your time is appreciated!

ROMANIA IS VERY MUCH RESPONSIVE AND TRUSTWORTHY.
I AM VERY HAPPY TO ENJOIN TER ROMANIA RIGHT AFTER I MOVE INTO CALGARY.
IF I HAVE ANY NEEDS, I WILL DEFINITELY CALL ROMANIA!

RENTED
ON THE EDGE OF RIVERWALK

Would you rent from Romania again?
Comments: I loved the professionalism and the communication.

Would you use Romania's services for property management if you were an Owner?
Comments: For Sure.

Service Satisfaction Level: 1 2 3 4 **5**

RENTED

ROMANIA LEO
403. 816. 2308
leo@realpropertymt.ca

Real Property Management ACE

Romania provided an excellent level of attention and care for us as tenants. She went above and beyond which we purchased our new home knowing the process was smooth and we were treated fairly upon moving in. She really helped us believe that Romania stands above every other in this city as a property manager.

Real Property Management ACE

3009 23 St NE #1, Calgary, AB

[Write a review](#)

5.0 ★★★★★ 19 reviews

Sort by: Most relevant

- All
- rent 5
- family 3
- professionalism 3

Kelsey Johnson
3 reviews

★★★★★ 3 months ago

Positive: Professionalism, Quality, Responsiveness, Value

Having been a home owner for over 20 years when we decided to rent again it was with a completely different set of expectations then when you rent in your late teens or early 20's. We wanted to check out this new area before we bought, the first management company we had was a DISASTER to say the least. Then Real Property Management (ACE) took over, right from the beginning it was a GREAT experience and we had huge issues that the other company had just brushed under the rug ACE dug in and got stuff fixed the hot water which is a boiler design so without hot water we had no heat remember when it was -30 the house got as low as 13, but ACE was on it and actually gave us and the dog another property to stay in while ours was being fixed. Romania, Ray & Katelyn Really care and I would let them look after any rental property I ever had as I know my clients would be well looked after.

Very Happy

REAL PROPERTY MANAGEMENT ACE

ABOVE CLIENT EXPECTATION
APPLY COMPREHENSIVE EXPERTISE
ACCOUNTABLE CONFIDENT EXPERIENCED
ACHIEVE CONSISTENT EXCELLENCE



A Proven System. **RELIABLE STANDARDS!**

What your clients can expect...

-  **Thorough screening methods** to place quality tenants by checking credit, evictions, employment, and rental history.
-  **Local experience to** ensure the proper knowledge, licensing and insurance is combined with the expertise on area rental rates.
-  **Decreased vacancy rates** attracting the right tenants quickly with our vast advertising network.
-  **Centralized accounting** for portfolios big and small. Timely owner deposits monthly.
-  **Streamlined rent collections and evictions** in compliance with all regulatory agencies.
-  **Rigorously trained staff** who ensure professionalism, consistency and reliability.
-  **Cost effective, reliable maintenance** to minimize expenses through our in-house system and discounts from preferred vendors.
-  **Regular property inspections** both inside and out to ensure tenant compliance and to assess property condition.
-  **Online reports** with round-the-clock, password protected access to property management details from anywhere in the world.
-  **Management of tenant requests and emergencies** to limit expense, and liability, and to lower tenant turnover.

Like you, we are professionals at what we do. Our streamlined system has been developed over 25 years to help homeowners and investors avoid costly mistakes, minimize inefficiencies, and maximize rental revenue.

PARTNER WITH THE PROPERTY MANAGEMENT LEADER

Call us at: 403.816.2308
or visit us at rpmace.ca



FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



**REAL
PROPERTY
MANAGEMENT®**

ACE

HOME AWAY FROM HOME

IT'S ALL ABOUT LIFESTYLE



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



ABOVE CLIENT EXPECTATION
APPLY COMPREHENSIVE EXPERTISE
ACCOUNTABLE CONFIDENT EXPERIENCED
ACHIEVE CONSISTENT EXCELLENCE



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



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
TOTAL Annual Fee	\$3,960	\$4,180	\$4,400	\$4,620	\$4,840
Annual Revenue After Fee Deduction	\$17,640	\$18,620	\$19,600	\$20,580	\$21,560
Monthly Revenue After Fee Deduction	\$1,470	\$1,552	\$1,633	\$1,715	\$1,797



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



KITCHEN

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



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHING CHECKLIST

EXCLUSIVELY PRESENTED BY



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
- Mop
- Broom
- Iron
- Iron Board

Guests Love:



REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

FURNISHED GALLERY

EXCLUSIVELY PRESENTED BY



FULLY FURNISHED EXECUTIVE RENTALS

FLEXIBLE TERMS. EVERYTHING INCLUDED



UNDERGROUND PARKING - SECURED & HEATED



JUST BRING YOUR SUITCASE

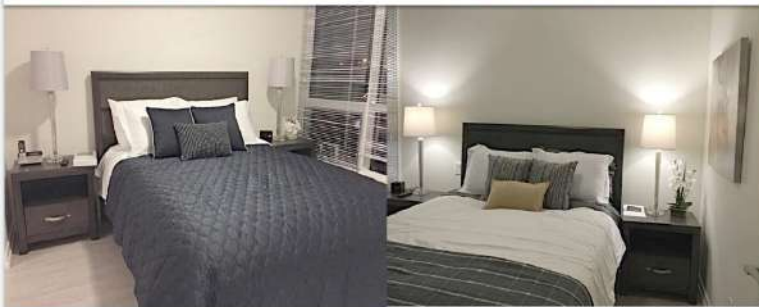


ROMANIA LEO

403.816.2308 aca@realpropertymgt.ca www.romace.ca



FULLY FURNISHED FLEX TERMS



LIFE HAPPENS

SHORT TERM. LONG TERM. WHATEVER TERM.

ALL YOU NEED IS YOUR SUITCASE.

FURNISHED GALLERY

EXCLUSIVELY PRESENTED BY



WATERFRONT OUTLOOK

UNIT 207, 128 - 2 STREET SW

FULLY FURNISHED SUITE



Beautiful Executive Furnished 1 Bedroom Studio

North East facing the Bow River with great views of clear blue skies, beautiful Bow River, and serene cityscape.

Suite features beautiful spacious open-concept studio 1 bedroom, 1 bathroom. Clean, cozy and tastefully decorated! Kitchen accentuated with modern functional kitchen with! **JUST BRING YOUR SUITCASE!**

Features: In-Suite Laundry. Heated Secured Underground Parking. Access to Waterfront Gym & Amenities. All utilities and Internet included.

UNIT 401, 128 - 2 STREET SW

FURNISHED SUITE



ABOVE CLIENT EXPECTATION

APPLY COMPREHENSIVE EXPERTISE

ACCOUNTABLE CONFIDENT EXPERIENCED

ACHIEVE CONSISTENT EXCELLENCE

FULLY FURNISHED EXECUTIVE RENTALS

FLEXIBLE TERMS. EVERYTHING INCLUDED



UNDERGROUND PARKING - SECURED & HEATED



MODERN FURNISHED TOP FLOOR UNIT: 2 BEDS 2 BATH



FULLY FURNISHED EXECUTIVE RENTALS

MAIN FLOOR: UNIT 104



TOP FLOOR: UNIT 303



FANTASTIC LOCATION. WALK/BIKE DOWNTOWN

FULLY FURNISHED FLEX TERMS



AVAILABLE IMMEDIATELY
HOME AWAY FROM HOME

LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.

LIFE HAPPENS

SHORT TERM. LONG TERM. WHATEVER TERM.

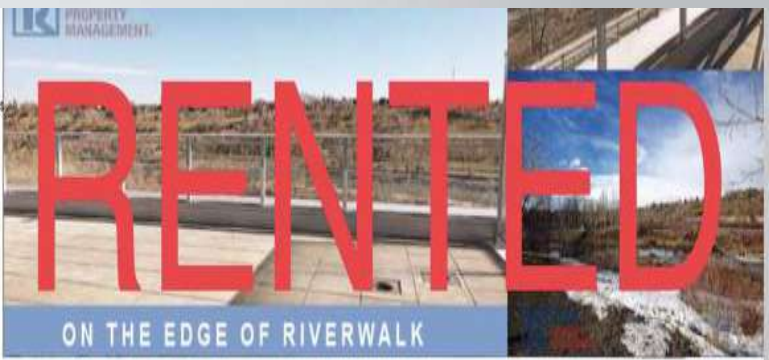
ALL YOU NEED IS YOUR SUITCASE.

RENTED

ON THE EDGE OF RIVERWALK

Calgary's most popular breathing room. The RiverWalk offers a large walk-in closet. Master bedroom has two closets and the second bedroom also offers a large walk-in closet. Living room opens up to a large patio area with patio doors. Relax after a long day. Open layout concept with high-end European appliances, looking out onto a large room with patio doors that leads out to the 335 sq. ft. concrete patio that overlooks Prince's Island on one side, and nature-inspired landscaped private courtyard.

Outside features executive concierge service with after hours security, private lounge, fully equipped fitness centre and a guest suite. Heated garage underground parking and additional storage locker is included - this home has everything you need. Also directly across Eau Claire, restaurants, cafe, Plus 15 and shopping are just steps away. You deserve this prestigious living in the heart of Downtown - it is one of the most desirable and sought-after locations in Calgary.



Romania is incredible. She surprises me everyday from the first day I met her. My condo has been renewed and just within a week. As a professional, Romania knows the market, tenants needs and all concerns most landlords have. She works very hard also smart. Romania never push but following up at each key stage. I learn alot from her to be a good landlord! She sacrifices a lot of family time and educates both landlord and tenant, leading us to have a good relations.

I hereby grant Romania permission to use the above testimonial for potential tenants and landlords, clients and marketing.

Thankyou Romania! Hopes all best for you! Christina

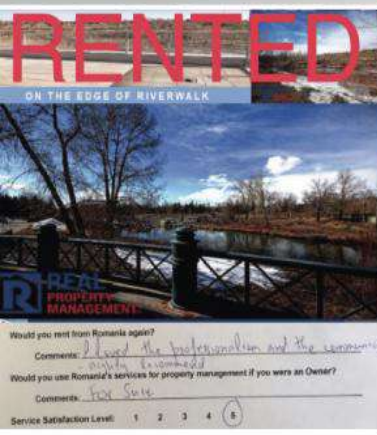
Would you use Romania's services for property management if you were an Owner?

Comments: YES! DEFINITELY!

Service Satisfaction Level: 1 2 3 4 5

Thank you for being our Resident and taking care of our property! Your feedback is extremely important! A few personal words regarding your experience with Romania and your experience with her as our Landlord. Your time is appreciated!

ROMANIA IS VERY MUCH RESPONSIVE AND TRUSTWORTHY. I AM VERY HAPPY TO ENJOIN TER ROMANIA RIGHT AFTER I MOVE INTO CALGARY. IF I HAVE ANY NEEDS, I WILL DEFINITELY CALL ROMANIA!



Real Property Management ACE

3009 23 St NE #1, Calgary, AB

Write a review

5.0 ★★★★★ 19 reviews

Sort by: Most relevant

All rent 5 family 3 professionalism 3

Kelsey Johnson
3 reviews

★★★★★ 3 months ago
Positive: Professionalism, Quality, Responsiveness, Value

Having been a home owner for over 20 years when we decided to rent again it was with a completely different set of expectations then when you rent in your late teens or early 20's. We wanted to check out this new area before we bought, the first management company we had was a DISASTER to say the least. Then Real Property Management (ACE) took over, right from the beginning it was a GREAT experience and we had huge issues that the other company had just brushed under the rug ACE dug in and got stuff fixed the hot water which is a boiler design so without hot water we had no heat remember when it was -30 the house got as low as 13, but ACE was on it and actually gave us and the dog another property to stay in while ours was being fixed. Romania, Ray & Katelyn Really care and I would let them look after any rental property I ever had as I know my clients would be well looked after.

Very Happy



ABOVE CLIENT EXPECTATION
APPLY COMPREHENSIVE EXPERTISE
ACCOUNTABLE CONFIDENT EXPERIENCED
ACHIEVE CONSISTENT EXCELLENCE