

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY

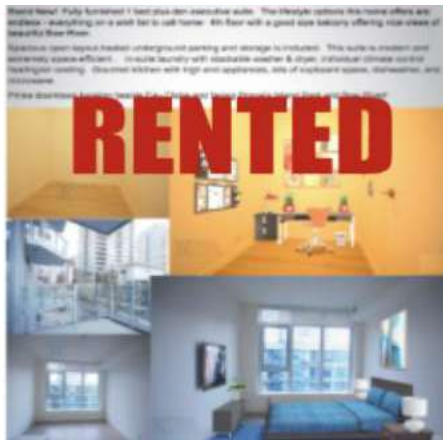


REAL PROPERTY MANAGEMENT®

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?

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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



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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



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FURNISHING CHECKLIST

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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



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FURNISHING CHECKLIST

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KITCHEN

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



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FURNISHING CHECKLIST

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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



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FURNISHED GALLERY

EXCLUSIVELY PRESENTED BY



FULLY FURNISHED EXECUTIVE RENTALS

FLEXIBLE TERMS. EVERYTHING INCLUDED



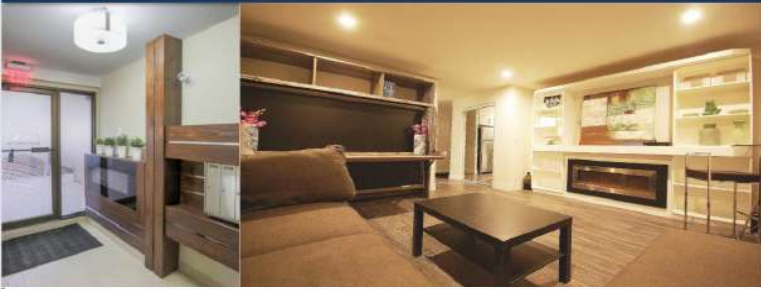
UNDERGROUND PARKING - SECURED & HEATED



JUST BRING YOUR SUITCASE



FULLY FURNISHED FLEX TERMS



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

FURNISHED GALLERY

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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.



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

FULLY FURNISHED FLEX TERMS

MAIN FLOOR: UNIT 104



TOP FLOOR: UNIT 303

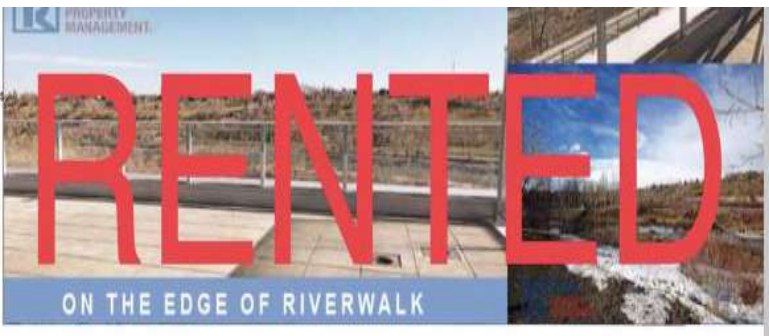
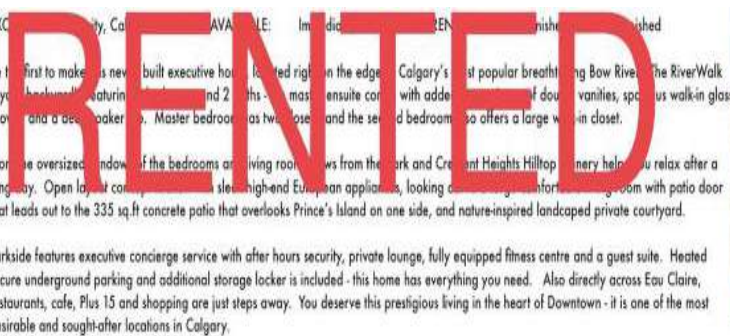


FANTASTIC LOCATION. WALK/BIKE DOWNTOWN



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Romana is incredible. She surprises me everyday from the first day I meet her. My condo has been rented out just within a week. As a professional, Romana knows the market, tenants needs and all concerns most landlord have. She works very hard also smart. Romana never push but followup at each key stage. I learn a lot 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 relationship.

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

Thankyou Romana! Hope all best to you! *Christina*

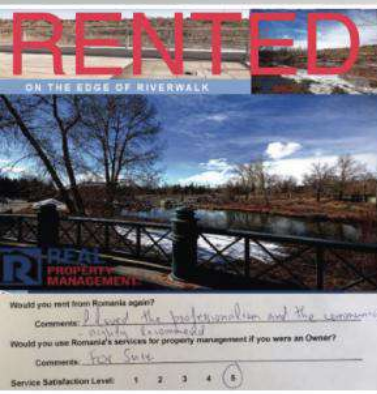
Would you use Romania's services for property management if you were an Owner?

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 ENDOW HER ROMANIA RIGHT AFTER I MOVED 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



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