



TO FURNISH OR NOT TO FURNISH?



UNFURNISHED VS. FURNISHED PROPERTY MANAGEMENT PLANS

WHO

WHAT

WHERE

WHEN

WHY

HOW



MANAGEMENT PLANS

WHAT'S THE DIFFERENCE?

UNFURNISHED VS. FURNISHED

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
- ❑ PROPERTY BOOKKEEPING
- ❑ PROPERTY ACCOUNTING
- ❑ YEAR-END INCOME REPORTS
- ❑ YEAR-END EXPENSE REPORTS



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
- ❑ PROPERTY BOOKKEEPING
- ❑ PROPERTY ACCOUNTING
- ❑ YEAR-END INCOME REPORTS
- ❑ YEAR-END EXPENSE REPORTS
- ❑ FURNISHINGS INVENTORY |
REPORTS
- ❑ REPLENISH INVENTORY | SUPPLIES
- ❑ LAUNDRY | LINENS

MANAGEMENT PLANS

UNFURNISHED VS. FURNISHED

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

UNFURNISHED | 10% OF MONTHLY GROSS RENT

- ❑ Unfurnished leases are typically 1 year.
- ❑ 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 preferred for owners who want stability.
- ❑ *FEES BASED ON A ONE YEAR TERM). MINIMUM RENTAL AMOUNT APPLIES*

FURNISHED RENTAL PLAN

**No Leasing Fee
+ 19% Management Fee**

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
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- ✓ 24/7 Emergency Response
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- ✓ Year-End Income / Expense Reports

plus

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

Owner shall pay a management fee equal to 19% of gross rents collection

FURNISHED | 19% OF MONTHLY GROSS RENT

Fully furnished short-term leases based on the demand of tenants coming into Calgary for undetermined length of stays that can be shorter or one year terms.

SHORTER TERMS

Terms Less than One Year
Monthly Management Fee equal to 19% of gross rents collection

ONE YEAR TERMS

Leasing Fee of 1 Month's Rent with minimum of \$800 plus a monthly Management Fee equal to 10% of gross rents collection

- ❑ Laundry linens and towels after each move out
- ❑ Monthly report and monthly payout
- ❑ Restocking all supplies as needed with receipts and update to owners





REAL
PROPERTY
MANAGEMENT.
ACE

INFORMATION PACKAGE

UNFURNISHED

UNFURNISHED | RENTAL PLAN

- ❑ 1 MONTH LEASING FEE
- ❑ + 10% MANAGEMENT FEE
- ❑ FEES BASED ON A ONE YEAR TERM
- ❑ MINIMUM RENTAL AMOUNT APPLIES

Unfurnished leases are traditionally 1 year and offers owners stability for their rentals.

RPM SERVICES

- ❑ MARKETING & LEASING
- ❑ MOVE-IN/OUT INSPECTIONS
- ❑ RENT COLLECTION
- ❑ MAINTENANCE COORDINATION
- ❑ ONLINE PORTAL ACCESS
- ❑ 24/7 EMERGENCY RESPONSE
- ❑ PROPERTY BOOKKEEPING
- ❑ PROPERTY ACCOUNTING
- ❑ YEAR-END INCOME REPORTS
- ❑ YEAR-END EXPENSE REPORTS

UNFURNISHED	1 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	1500	1600	1700	1800	1900	2000	2100	2200	2300
Leasing Fee Each New Tenant (1 Month's Rent)	1500	1600	1700	1800	1900	2000	2100	2200	2300
10% Monthly Management Fee Monthly Minimum Applies	150	160	170	180	190	200	210	220	230
TOTAL Annual Fee	\$3,300	\$3,520	\$3,740	\$3,960	\$4,180	\$4,400	\$4,620	\$4,840	\$5,060
Annual Amount After Fee Deduction*	\$14,700	\$15,680	\$16,660	\$17,640	\$18,620	\$19,600	\$20,580	\$21,560	\$22,540
Monthly Amount After Fee Deduction*	\$1,225	\$1,307	\$1,388	\$1,470	\$1,552	\$1,633	\$1,715	\$1,797	\$1,878

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





ACE

ACCOUNTABLE. COMMITTED. EXPERIENCED.

UNFURNISHED

1 MONTH'S RENT LEASING |
PROPERTY MANAGEMENT FEES

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UNFURNISHED	1 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	2400	2500	2600	2700	2800	2900	3000	3100	3200
Leasing Fee Each New Tenant (1 Month's Rent)	2400	2500	2600	2700	2800	2900	3000	3100	3200
10% Monthly Management Fee Monthly Minimum Applies	240	250	260	270	280	290	300	310	320
TOTAL Annual Fee	\$5,280	\$5,500	\$5,720	\$5,940	\$6,160	\$6,380	\$6,600	\$6,820	\$7,040
Annual Amount After Fee Deduction*	\$23,520	\$24,500	\$25,480	\$26,460	\$27,440	\$28,420	\$29,400	\$30,380	\$31,360
Monthly Amount After Fee Deduction*	\$1,960	\$2,042	\$2,123	\$2,205	\$2,287	\$2,368	\$2,450	\$2,532	\$2,613

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

UNFURNISHED	1 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee Each New Tenant (1 Month's Rent)	3300	3400	3500	3600	3700	3800	3900	4000	4100
10% Monthly Management Fee Monthly Minimum Applies	330	340	350	360	370	380	390	400	410
TOTAL Annual Fee	\$7,260	\$7,480	\$7,700	\$7,920	\$8,140	\$8,360	\$8,580	\$8,800	\$9,020
Annual Amount After Fee Deduction*	\$32,340	\$33,320	\$34,300	\$35,280	\$36,260	\$37,240	\$38,220	\$39,200	\$40,180
Monthly Amount After Fee Deduction*	\$2,695	\$2,777	\$2,858	\$2,940	\$3,022	\$3,103	\$3,185	\$3,267	\$3,348

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



INFORMATION PACKAGE

FURNISHED

FURNISHED

FURNISHED RENTAL PLAN No Leasing Fee + 19% Management Fee

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
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plus

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

Owner shall pay a management fee equal to 19% of gross rents collection

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"

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





FURNISHED

LEASING | PROPERTY MANAGEMENT FEES

ACCOUNTABLE. COMMITTED. EXPERIENCED.

FURNISHED 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	1500	1600	1700	1800	1900	2000	2100	2200	2300
Leasing Fee Each New Tenant									
19% Monthly Management Fee Monthly Minimum Applies	285	304	323	342	361	380	399	418	437
TOTAL Annual Fee	\$3,420	\$3,648	\$3,876	\$4,104	\$4,332	\$4,560	\$4,788	\$5,016	\$5,244
Annual Amount After Fee Deduction*	\$14,580	\$15,552	\$16,524	\$17,496	\$18,468	\$19,440	\$20,412	\$21,384	\$22,356
Monthly Amount After Fee Deduction*	\$1,215	\$1,296	\$1,377	\$1,458	\$1,539	\$1,620	\$1,701	\$1,782	\$1,863

FURNISHED 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	2400	2500	2600	2700	2800	2900	3000	3100	3200
Leasing Fee Each New Tenant									
19% Monthly Management Fee Monthly Minimum Applies	456	475	494	513	532	551	570	589	608
TOTAL Annual Fee	\$5,472	\$5,700	\$5,928	\$6,156	\$6,384	\$6,612	\$6,840	\$7,068	\$7,296
Annual Amount After Fee Deduction*	\$23,328	\$24,300	\$25,272	\$26,244	\$27,216	\$28,188	\$29,160	\$30,132	\$31,104
Monthly Amount After Fee Deduction*	\$1,944	\$2,025	\$2,106	\$2,187	\$2,268	\$2,349	\$2,430	\$2,511	\$2,592

FURNISHED 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee Each New Tenant									
19% Monthly Management Fee Monthly Minimum Applies	627	646	665	684	703	722	741	760	779
TOTAL Annual Fee	\$7,524	\$7,752	\$7,980	\$8,208	\$8,436	\$8,664	\$8,892	\$9,120	\$9,348
Annual Amount After Fee Deduction*	\$32,076	\$33,048	\$34,020	\$34,992	\$35,964	\$36,936	\$37,908	\$38,880	\$39,852
Monthly Amount After Fee Deduction*	\$2,673	\$2,754	\$2,835	\$2,916	\$2,997	\$3,078	\$3,159	\$3,240	\$3,321

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

TO FURNISH OR NOT TO FURNISH?



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

Monthly Rent Scenario	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
	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	240	250	260	270	280	290	300	310	320	
*Minimum										
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 above.

FURNISHED MANAGEMENT PLAN

FURNISHED RENTALS PORTFOLIO

FURNISHED AT WATERFRONT

WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



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



WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



Real Property Management
ACE
Achieve
Client Confidence
Expertise & Excellence.

Fully Furnished Checklist

ENTRANCE/FOYER

- Shoe/Door Mat
- Optional *but* Guests Love:
 - Entrance Console Table
 - Storage Bench to put things like umbrellas, hats and/or to sit to put on shoes
 - Small mirror



LIVING ROOM

- Couch and/or Pull-Out Bed
- Chaise (if space allows)
- Coffee Table
- 2 Table Lamps
- 2 Side/End Tables
- 1 Floor Lamps
- TV
- TV Stand
- Decorative Rug
- 3-4 Decorative
- Throw/Blanket
- 1 large nice painting above couch
- Clock - adds accent, decor and functionality
- Faux decorative plants

DINING ROOM

- Dining Table
- Table Mats - Protects and adds a great decorative touch
- Chairs 4 Chairs
- Bar stools - if there's a breakfast bar or island
- 1 large nice painting above dining table



REAL PROPERTY MANAGEMENT ACE
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