

TO FURNISH OR NOT TO FURNISH?

2 BEDROOMS LOWER BUDGET
FURNITURE
COST TO FURNISH 1 BEDROOM
EXAMPLE
 $\$3820 \times 2 = \7640

MAN POWER LABOUR

ASSUMING MIN. 40 HOURS SPACED
OUT OVER 2 WEEKS \$35/HOUR
BETWEEN ADMIN; HANDYMAN;

40 HOURS Est. x \$35.00 = \$1400
60 HOURS x \$35.00 = \$2100

DEPENDING ON CONTINGIES, HOURS
MAY VARY

1 BEDROOM COSTS (LOWER BUDGET)
EXAMPLE

Sofa (3 seater fabric)	1000
Dining table & chairs	300
Bed frames	700
Bedroom dresser & side tables	290
Unit entrance rug	30
Pots & pans, Cookie sheet, Hood fan filters	180
Pillows, bed linen & duvet sets	320
Mattress & pillow protectors	90
Bath mat, Shower curtain, Towels	130
TOTAL	3040
Mattresses?	700
Iron board & iron?	80
TOTAL	3820

RENTAL SCENARIO

1

LONG TERM
UNFURNISHED

\$2,200

RENTAL RATES

3

SHORT TERM
FURNISHED

\$2300-\$2800 DEPENDING
ON HOW SHORT THE TERM



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

**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

TO FURNISH OR NOT TO FURNISH?



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	240	250	260	270	280	290	300	310	320
TOTAL Annual Fee	\$4,320	\$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.

FURNISHED MANAGEMENT PLAN

FURNISHED RENTALS PORTFOLIO

FURNISHED AT WATERFRONT

WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME

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



- 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



Fully Furnished Checklist

ENTRANCE/HOYER

- 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
- Chairs (if space allows)
- Coffee Table
- 2 Table Lamps
- 2 Side/End Tables
- 1 Floor Lamp
- TV
- TV Stand
- Decorative Rug
- 3-4 Decorative
- Throw/Blanket
- 1 large nice painting above couch
- Clock - adds accent, decor and functionality
- Feux 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



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ACCOUNTABLE. COMMITTED. EXPERIENCED.

UNFURNISHED

FEE STRUCTURE COMPARISON

	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	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

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

Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
19% Monthly Management Fee	285	380	475	570	665	760	855	950	1045	1140
TOTAL Annual Fee	\$3,420	\$4,560	\$5,700	\$6,840	\$7,980	\$9,120	\$10,260	\$11,400	\$12,540	\$13,680
Annual Revenue After Fee Deduction	\$14,580	\$19,440	\$24,300	\$29,160	\$34,020	\$38,880	\$43,740	\$48,600	\$53,460	\$58,320
Monthly Revenue After Fee Deduction	\$1,215	\$1,620	\$2,025	\$2,430	\$2,835	\$3,240	\$3,645	\$4,050	\$4,455	\$4,860

PROPERTY MANAGEMENT PLANS

UNFURNISHED
OWNER
MANAGEMENT
AGREEMENT

LEASE ONLY
OWNER
MANAGEMENT
AGREEMENT

FURNISHED
OWNER
MANAGEMENT
AGREEMENT



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the results obtained from the use of this information. Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

**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

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

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





WHAT IF I NEED TO HIRE PROPERTY MANAGEMENT?

ACCOUNTABLE. COMMITTED. EXPERIENCED.

LEASING & PROPERTY MANAGEMENT FEES

ALL ABOUT NUMBERS DO THE NUMBERS WORK TO FURNISH?

UNFURNISHED	STANDARD PLAN (1/2 Month + 10% Management)				
	1500	1800	2100	2300	3000
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

*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	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.



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RPM ACE ▾

WHO ▾

WHAT ▾

WHERE ▾

WHEN ▾

WHY ▾

HOW ▾

MORE ▾

LISTING

MANAGEMENT PLANS

SERVICES | FEES

UNFURNISHED MANAGEMENT PLAN

FURNISHED MANAGEMENT PLAN

LEASING VS. MANAGEMENT

LEASE ONLY



WWW.R

HED



WHO

WHAT

WHERE

WHEN

WHY

HOW





TO FURNISH OR NOT TO FURNISH | RPMACE BLOG
TO FURNISH OR NOT TO FURNISH | RPMACE BROCHURE copy
Luxury HOMES RENTAL MARKET - To Furnish or Not to Furnish



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TO FURNISH OR NOT TO FURNISH?



UNFURNISHED VS. FURNISHED
PROPERTY 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
- ❑ 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



**PROPERTY
MANAGEMENT.
ACE**

FURNISHED

FURNISH OR NOT FURNISH?

FURNISHED RENTALS
FURNISHED PORTFOLIO
FURNISHED WATERFRONT



FURNISHED

PROFESSIONAL PROPERTY MANAGEMENT

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	\$450	\$500	\$550	\$600	\$650	\$700	\$750	\$800	\$850	\$900
Leasing Fee for Each New Tenant										
19% Monthly Management Fee	85.5	95.0	104.5	114.0	123.5	133.0	142.5	152.0	161.5	171.0
TOTAL Annual Fee	\$1,026	\$1,140	\$1,254	\$1,368	\$1,482	\$1,596	\$1,710	\$1,824	\$1,938	\$2,052
Annual Amount After Fee Deduction*	\$45,000	\$49,500	\$54,000	\$58,500	\$63,000	\$67,500	\$72,000	\$76,500	\$81,000	\$85,500
Monthly Amount After Fee Deduction*	\$3,750	\$4,125	\$4,500	\$4,875	\$5,250	\$5,625	\$6,000	\$6,375	\$6,750	\$7,125

*Owner's Net is Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	\$950	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200	\$1,250	\$1,300	\$1,350	\$1,400
Leasing Fee for Each New Tenant										
19% Monthly Management Fee	180.5	190.0	199.5	209.0	218.5	228.0	237.5	247.0	256.5	266.0
TOTAL Annual Fee	\$2,166	\$2,280	\$2,394	\$2,508	\$2,622	\$2,736	\$2,850	\$2,964	\$3,078	\$3,192
Annual Amount After Fee Deduction*	\$12,800	\$13,800	\$14,800	\$15,800	\$16,800	\$17,800	\$18,800	\$19,800	\$20,800	\$21,800
Monthly Amount After Fee Deduction*	\$4,267	\$4,600	\$4,933	\$5,267	\$5,600	\$5,933	\$6,267	\$6,600	\$6,933	\$7,267

*Owner's Net is Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	\$800	\$850	\$900	\$950	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	152.0	161.5	171.0	180.5	190.0	199.5	209.0	218.5	228.0
TOTAL Annual Fee	\$1,824	\$1,938	\$2,052	\$2,166	\$2,280	\$2,394	\$2,508	\$2,622	\$2,736
Annual Amount After Fee Deduction*	\$8,176	\$8,862	\$9,548	\$10,234	\$10,920	\$11,606	\$12,292	\$12,978	\$13,664
Monthly Amount After Fee Deduction*	\$2,725	\$2,954	\$3,183	\$3,412	\$3,641	\$3,870	\$4,100	\$4,329	\$4,558

*Owner's Net is Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

MANAGED BY

PRICING

ADVERTISING

SCREENING

SHOWING

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LEASING & PROPERTY MANAGEMENT FEES



UNFURNISHED VS. FURNISHED FEE STRUCTURE COMPARISON \$3300-4100 RENTAL SCENARIO

Monthly Rent Scenario	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
	\$3300	\$3400	\$3500	\$3600	\$3700	\$3800	\$3900	\$4000	\$4100	
Leasing Fee for Each New Tenant (1 Month's Rent)	1650	1700	1750	1800	1850	1900	1950	2000	2050	
19% Monthly Management Fee (Maximum \$200 per month)	220	230	240	250	260	270	280	290	300	
TOTAL Annual Fee	\$6,470	\$6,730	\$7,000	\$7,270	\$7,540	\$7,810	\$8,080	\$8,350	\$8,620	
Annual Amount After Fee Deduction*	\$12,000	\$12,500	\$13,000	\$13,500	\$14,000	\$14,500	\$15,000	\$15,500	\$16,000	
Monthly Amount After Fee Deduction*	\$4,000	\$4,167	\$4,333	\$4,500	\$4,667	\$4,833	\$5,000	\$5,167	\$5,333	

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

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

Monthly Rent Scenario	\$3300	\$3400	\$3500	\$3600	\$3700	\$3800	\$3900	\$4000	\$4100
Leasing Fee for Each New Tenant									
19% Monthly Management Fee (Maximum \$200 per month)	\$207	\$217	\$227	\$237	\$247	\$257	\$267	\$277	\$287
TOTAL Annual Fee	\$2,484	\$2,604	\$2,724	\$2,844	\$2,964	\$3,084	\$3,204	\$3,324	\$3,444
Annual Amount After Fee Deduction*	\$12,000	\$12,500	\$13,000	\$13,500	\$14,000	\$14,500	\$15,000	\$15,500	\$16,000
Monthly Amount After Fee Deduction*	\$4,000	\$4,167	\$4,333	\$4,500	\$4,667	\$4,833	\$5,000	\$5,167	\$5,333

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

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.

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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 (per new tenant based on minimum one year lease term, otherwise, will be prorated by lease term)

FURNISHED RENTAL PLAN

No Leasing Fee
10% + 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	 Proactive Plan for Long-Term Maintenance	 Increasing 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)



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CALGARY REAL ESTATE MARKET THEN & NOW

MORE WE LEARN | MORE YOU EARN

Q3 2022 CALGARY RENTAL MARKET

REAL PROPERTY MANAGEMENT ACE ALL ABOUT MARKET KNOWLEDGE

AUGUST 2022



Calgary City News Interview Renters Offer...

https://calgary.citynews.ca/2022/08/08/calgary-inter-.../

Calgary rental shortage causes distress for international ...
12 hours ago — Romania Leo, the owner of Real Property Management Ace, says people negotiating rental prices or paying more than the listed price, is happening ...

Q2 2022 CALGARY RENTAL MARKET

#RPMACECALGARYPORTFOLIO

REAL PROPERTY MANAGEMENT ACE

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WHO WHAT WHERE WHEN WHY HOW MORE LISTINGS

Q2 2022 CALGARY MARKET UPDATE ROMANIA LEO



HOW IS CALGARY'S RENTAL MARKET?

Q1 2021 CALGARY RENTAL MARKET

THE REAL DEAL

REAL ESTATE & PROPERTY MANAGEMENT REVIEW

CALGARY REAL ESTATE MARKET 2020 REVIEW & 2021 FORECAST

Happy New Year! I hope you, your families are having a great first week of 2021! We also hope you had a wonderful holiday season and an opportunity to relax, reflect and prepare for the upcoming year. The RPM ACE Team is excited to start a new year together to bounce back from a year like 2020.

2020 has been a long, stressful year like no other, and COVID-19 has affected the entire world in every aspect of our lives. Full circle. Pandemic, is a word and concept we used to see in history books, but now we are living what will be world history: A Pandemic Globally.

"THE REAL DEAL" REVIEW ON REAL ESTATE & PROPERTY MANAGEMENT

Real Property Management ACE (RPM ACE) is pleased to present our first official edition of our quarterly property management newsletter report, "REAL DEAL REVIEW!"

I truly believe that being informed and up to date with the market is essential for all of us to be mentally prepared, in order to cope with the further impacts we can expect with the repercussions of COVID. Being informed will ease the uncertainty for Owners, especially Out-of-Town Owners, on how we are taking care of your property and managing your tenants during the pandemic.

This first edition of "The Real Deal" is written with the goal of educating, communicating and informing Owners with a "snap shot" of what our year has been like for Calgary's economic and rental market, especially a turbulent year like 2020, and the impact on real estate and property management.





LOTS MORE REAL CONTENT

THE REAL DEAL BY ROMANIA LEO

COMING SOON



WHO

WHAT

WHERE

WHEN

WHY

HOW

ASK ACE | ALL ABOUT | PROPERTY MANAGEMENT

RPMACECALGARY | WHO | WHAT | WHERE | WHEN | WHY | HOW |

WHO ARE WE?

WHEN | CELEBRATING 5 YEARS

WHAT DO WE DO?

WHEN AN OWNER CALLS

WHAT PROPERTY MANAGEMENT PLANS DO WE OFFER?

WHEN | THEN | NOW | RENTAL MARKET | IN THE NEWS

WHAT IF I NEED PROPERTY MANAGEMENT?

WHEN YOU ARE READY | NEXT STEPS WITH RPM ACE!

WHAT IS THE DIFFERENCE? LEASING VS. MANAGEMENT

WHY RPM ACE?

WHERE DO WE MANAGE?

HOW IS CALGARY'S RENTAL MARKET?

THIS IS CALGARY | ALL ABOUT LIFESTYLE

HOW MUCH DOES PROPERTY MANAGEMENT COST?

THIS IS CALGARY | BELTLINE

HOW MUCH CAN I RENT FOR?

THIS IS CALGARY | EAST VILLAGE

OWNER IS READY | NEXT STEPS

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