

PROFESSIONAL PROPERTY MANAGEMENT

UNFURNISHED

FURNISHED

UNFURNISHED

FURNISHED

PROFESSIONAL PROPERTY MANAGEMENT

PROFESSIONAL PROPERTY MANAGEMENT

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

Monthly Rent Scenario	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800	\$900
Leasing Fee for Each New Tenant (1/2 Month's Rent)	2500	2000	2500	2750	2750	2800	2850	2900	2950
10% Monthly Management Fee	510	520	530	540	550	560	570	580	590
TOTAL Annual Fee	\$6,670	\$8,840	\$9,910	\$9,180	\$9,350	\$9,520	\$9,880	\$9,880	\$10,830
Annual Amount After Fee Deduction*	\$52,538	\$53,580	\$54,590	\$55,620	\$56,630	\$57,680	\$58,710	\$59,740	\$60,770
Monthly Amount After Fee Deduction*	\$4,378	\$4,463	\$4,549	\$4,635	\$4,721	\$4,807	\$4,893	\$4,979	\$5,064

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

Monthly Rent Scenario	\$900	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3000	3000	3100	3150	3200	3250	3300	3350	3400
10% Monthly Management Fee	600	610	620	630	640	650	660	670	680
TOTAL Annual Fee	\$18,200	\$19,370	\$19,540	\$19,710	\$19,880	\$20,050	\$20,220	\$20,390	\$20,560
Annual Amount After Fee Deduction*	\$71,800	\$72,830	\$73,860	\$74,890	\$75,920	\$76,950	\$77,980	\$79,010	\$80,040
Monthly Amount After Fee Deduction*	\$5,983	\$6,069	\$6,155	\$6,241	\$6,327	\$6,413	\$6,499	\$6,585	\$6,671

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

Monthly Rent Scenario	\$600	\$600	\$700	\$700	\$700	\$800	\$800	\$800	\$800
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3400	3000	3050	3050	3050	3100	3150	3200	3250
10% Monthly Management Fee	600	700	710	720	730	740	750	760	770
TOTAL Annual Fee	\$11,730	\$11,900	\$12,870	\$12,340	\$12,410	\$12,590	\$12,730	\$12,920	\$13,000
Annual Amount After Fee Deduction*	\$71,870	\$72,100	\$73,130	\$74,160	\$75,190	\$76,220	\$77,250	\$78,280	\$79,310
Monthly Amount After Fee Deduction*	\$5,989	\$6,008	\$6,094	\$6,180	\$6,266	\$6,352	\$6,438	\$6,524	\$6,610

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

Monthly Rent Scenario	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800	\$900
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	99	98	107	103	104	104	103	112	111
TOTAL Annual Fee	\$11,628	\$11,808	\$12,084	\$12,312	\$12,540	\$12,768	\$12,996	\$13,224	\$13,452
Annual Amount After Fee Deduction*	\$48,572	\$49,544	\$50,516	\$51,488	\$52,460	\$53,432	\$54,404	\$55,376	\$56,348
Monthly Amount After Fee Deduction*	\$4,047	\$4,128	\$4,209	\$4,290	\$4,371	\$4,452	\$4,533	\$4,614	\$4,695

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

Monthly Rent Scenario	\$900	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1000
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	1140	1140	1178	1167	1218	1238	1254	1275	1290
TOTAL Annual Fee	\$13,680	\$13,968	\$14,136	\$14,304	\$14,592	\$14,880	\$15,048	\$15,276	\$15,504
Annual Amount After Fee Deduction*	\$68,320	\$69,292	\$70,264	\$71,236	\$72,208	\$73,180	\$74,152	\$75,124	\$76,096
Monthly Amount After Fee Deduction*	\$5,693	\$5,774	\$5,855	\$5,936	\$6,017	\$6,098	\$6,179	\$6,260	\$6,341

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

Monthly Rent Scenario	\$600	\$600	\$700	\$700	\$700	\$800	\$800	\$800	\$800
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	1311	1330	1349	1368	1387	1406	1425	1444	1463
TOTAL Annual Fee	\$15,732	\$15,960	\$16,188	\$16,416	\$16,644	\$16,872	\$17,100	\$17,328	\$17,556
Annual Amount After Fee Deduction*	\$67,988	\$68,040	\$68,092	\$68,144	\$68,196	\$68,248	\$68,300	\$68,352	\$68,404
Monthly Amount After Fee Deduction*	\$5,666	\$5,670	\$5,691	\$5,711	\$5,732	\$5,752	\$5,772	\$5,792	\$5,812



MANAGED BY REAL PROPERTY MANAGEMENT ACE

- PRICING**
- ADVERTISING**
- SCREENING**
- SHOWING**



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WHO WHAT WHERE WHEN WHY HOW



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ACE

UNFURNISHED VS. FURNISHED

WHAT IS THE DIFFERENCE?

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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ACCOUNTABLE. COMMITTED. EXPERIENCED.

UNFURNISHED

LEASING & PROPERTY MANAGEMENT FEES

PLACING A TENANT LEASING FEE:

(1/2) HALF MONTH'S RENT

Leasing Fee based on each new tenant placed based on a 1 year term.

MANAGING A TENANT MANAGEMENT FEE

10% MONTHLY of GROSS RENT

Minimum \$150/month



WHAT DO WE DO?

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



PRICING

AT REAL PROPERTY MANAGEMENT, WE PROVIDE OUR PROPERTY MANAGERS WITH FINANCIAL DATA AND TRAINING ON THE AREA WE WANT TO MANAGE YOUR PROPERTY TO MAKE YOUR INVESTMENT THE MOST PROFITABLE.



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED TO A VARIETY OF PLATFORMS TO BRING YOU THE MOST QUALITY LEADS.



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT. WE WANT TO MAKE SURE WE GET THE MOST PROFITABLE TENANTS FOR OUR CLIENTS.



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE TO THE CLIENTS WE WANT TO MAKE SURE THEY ARE THE RIGHT FIT. WE WANT TO MAKE SURE WE GET THE MOST PROFITABLE TENANTS FOR OUR CLIENTS.



INSPECTING

ALL THE PROPERTIES WE MANAGE ARE INSPECTED TO MAKE SURE THEY ARE IN GREAT CONDITION AND TO BE EMPLOYING WITH OUR MANAGEMENT SERVICES.



ACCOUNTING

WE PROVIDE OUR CLIENTS WITH MONTHLY AND YEAR-END FINANCIAL REPORTS. WE HANDLE ALL THE ACCOUNTING AND TAXES AND PROPERTY OWNERS WITH FINANCIAL, BUDGETING AND EXPENSE TRACKING.



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ACE

ACCOUNTABLE. COMMITTED. EXPERIENCED.

FURNISHED

MANAGEMENT FEES & PLANS

FURNISHED

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

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



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MANAGEMENT PLANS

UNFURNISHED
MANAGEMENT PLAN

UNFURNISHED MANAGEMENT
AGREEMENT

TO FURNISH OR NOT TO
FURNISH?

FURNISHED
MANAGEMENT PLAN

FURNISHED
MANAGEMENT AGREEMENT

LEASE ONLY
MANAGEMENT PLAN

LEASE ONLY MANAGEMENT
AGREEMENT

HOW MUCH DOES IT COST? MANAGEMENT FEES

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								
	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1000	
Leasing Fee for Each New Tenant (1 Month's Rent)	1500	1700	1700	1800	1800	1900	1900	2000	2000
10% Monthly Management Fee (Minimum \$125 per month)	220	340	290	360	270	380	290	400	410
TOTAL Annual Fee	\$5,910	\$5,740	\$5,900	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$33,990	\$35,020	\$36,050	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Monthly Amount After Fee Deduction*	\$2,833	\$2,918	\$3,004	\$3,090	\$3,176	\$3,262	\$3,348	\$3,433	\$3,519

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

Monthly Rent Scenario	FURNISHED: 10% MONTHLY MANAGEMENT FEE (NO LEASING FEE)								
	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1000	
Leasing Fee for Each New Tenant									
10% Monthly Management Fee (Minimum \$125 per month)	307	440	400	460	353	480	353	480	470
TOTAL Annual Fee	\$7,524	\$7,712	\$7,900	\$8,088	\$8,436	\$8,624	\$8,812	\$9,160	\$9,348
Annual Amount After Fee Deduction*	\$32,076	\$33,248	\$34,420	\$35,592	\$36,764	\$37,936	\$39,108	\$40,280	\$41,452
Monthly Amount After Fee Deduction*	\$2,673	\$2,771	\$2,868	\$2,958	\$3,057	\$3,156	\$3,255	\$3,354	\$3,453

*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 the information.



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PROFESSIONAL PROPERTY MANAGEMENT

UNFURNISHED

LEASE ONLY

FURNISHED

3 P R O P E R T Y M A N A G E M E N T P L A N S

UNFURNISHED MANAGEMENT PLAN

LEASE ONLY MANAGEMENT PLAN

FURNISHED MANAGEMENT PLAN



UNFURNISHED
OWNER MANAGEMENT
AGREEMENT

LEASE ONLY
OWNER MANAGEMENT
AGREEMENT

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OWNER MANAGEMENT
AGREEMENT



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WHAT MANAGEMENT PLANS

WHO WHAT WHERE WHEN WHY HOW

DIFFERENCE BETWEEN LEASING & PROPERTY MANAGEMENT

LEASING VS. MANAGEMENT

LEASING FEE	PROPERTY MANAGEMENT FEE
LEASING FEE: ONE (1) MONTH'S RENT	MANAGEMENT FEE: 10% OF GROSS RENT (MONTHLY)
FEES BASED ON A ONE YEAR TERM). MINIMUM RENTAL AMOUNT APPLIES	
LEASING SERVICES	MANAGEMENT SERVICES
MARKETING & ADVERTISING	MONTHLY RENT COLLECTION
LEASE RENEWALS	MONTHLY RENT DISBURSEMENTS TO OWNERS
SHOW TENANT	MANAGE THE PROPERTY
SCREEN TENANT	MANAGE THE TENANT
SECURE TENANT	MANAGE ALL MAINTENANCE REPAIRS
VERIFY REFERENCES/CREDIT	PROPERTY HANDOVER
SIGNING LEASE AGREEMENT	INSPECTION REPORT
SECURITY DEPOSIT COLLECTION	MOVE-IN/OUT INSPECTION REPORTS



PROPERTY MANAGEMENT PLANS

- UNFURNISHED OWNER MANAGEMENT AGREEMENT
- LEASE ONLY OWNER MANAGEMENT AGREEMENT
- FURNISHED OWNER MANAGEMENT AGREEMENT



FULL-SPECTRUM MANAGEMENT SERVICES



LEASING & PROPERTY MANAGEMENT FEES



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

	3300	3400	3500	3600	3700	3800	3900	4000	4100
Monthly Rent Scenario	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
10% Monthly Management Fee (Minimum \$125 per month)	330	340	350	360	370	380	390	400	410
TOTAL Annual Fee	\$6,910	\$6,780	\$6,500	\$6,720	\$6,290	\$6,480	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$23,890	\$23,220	\$24,000	\$27,080	\$28,710	\$30,540	\$30,170	\$31,200	\$32,230
Monthly Amount After Fee Deduction*	\$2,823	\$2,918	\$3,004	\$3,090	\$3,178	\$3,262	\$3,348	\$3,433	\$3,519

*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)

	3300	3400	3500	3600	3700	3800	3900	4000	4100
Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee for Each New Tenant									
19% Monthly Management Fee (Minimum \$125 per month)	627	646	665	684	703	722	741	760	779
TOTAL Annual Fee	\$7,534	\$7,702	\$7,869	\$8,036	\$8,204	\$8,374	\$8,544	\$8,712	\$8,880
Annual Amount After Fee Deduction*	\$32,076	\$33,294	\$34,512	\$35,730	\$36,948	\$38,166	\$39,384	\$40,602	\$41,820
Monthly Amount After Fee Deduction*	\$2,673	\$2,774	\$2,875	\$2,976	\$3,077	\$3,178	\$3,279	\$3,380	\$3,481

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