



UNFURNISHED

UNFURNISHED

LEASING & PROPERTY MANAGEMENT FEES



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

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee for Each New Tenant (1/2 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	\$5,970	\$6,740	\$7,500	\$8,120	\$8,290	\$8,460	\$8,630	\$8,800	\$9,970
Annual Amount After Fee Deduction*	\$23,890	\$25,020	\$26,150	\$27,280	\$28,410	\$29,540	\$30,670	\$31,800	\$42,230
Monthly Amount After Fee Deduction*	\$2,833	\$3,018	\$3,204	\$3,390	\$3,576	\$3,762	\$3,948	\$4,134	\$5,159

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

FURNISHED: 10% MONTHLY MANAGEMENT FEE (NO LEASING FEE)

	10% MONTHLY MANAGEMENT FEE (NO LEASING FEE)								
Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee for Each New Tenant (1/2 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	\$7,530	\$8,140	\$8,750	\$9,360	\$9,530	\$9,700	\$9,870	\$10,040	\$11,210
Annual Amount After Fee Deduction*	\$33,870	\$35,000	\$36,130	\$37,260	\$38,390	\$39,520	\$40,650	\$41,780	\$52,210
Monthly Amount After Fee Deduction*	\$3,273	\$3,542	\$3,811	\$4,080	\$4,349	\$4,618	\$4,887	\$5,156	\$6,351

*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.

REAL PROPERTY MANAGEMENT ACE
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Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise, Calgary AB

UNFURNISHED

PROFESSIONAL PROPERTY MANAGEMENT

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
Monthly Rent Scenario	3100	3200	3300	3400	3500	3600	3700	3800	3900	4000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	1550	1600	1650	1700	1750	1800	1850	1900	1950	2000
10% Monthly Management Fee	155	160	165	170	175	180	185	190	195	200
TOTAL Annual Fee	\$5,970	\$6,840	\$7,710	\$8,580	\$9,450	\$10,320	\$11,190	\$12,060	\$12,930	\$13,800
Annual Amount After Fee Deduction*	\$23,530	\$24,660	\$25,790	\$26,920	\$28,050	\$29,180	\$30,310	\$31,440	\$32,570	\$33,700
Monthly Amount After Fee Deduction*	\$2,873	\$3,063	\$3,253	\$3,443	\$3,633	\$3,823	\$4,013	\$4,203	\$4,393	\$4,583

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

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
Monthly Rent Scenario	3000	3100	3200	3300	3400	3500	3600	3700	3800	3900
Leasing Fee for Each New Tenant (1/2 Month's Rent)	1500	1550	1600	1650	1700	1750	1800	1850	1900	1950
10% Monthly Management Fee	150	155	160	165	170	175	180	185	190	195
TOTAL Annual Fee	\$5,250	\$6,120	\$6,990	\$7,860	\$8,730	\$9,600	\$10,470	\$11,340	\$12,210	\$13,080
Annual Amount After Fee Deduction*	\$21,880	\$23,010	\$24,140	\$25,270	\$26,400	\$27,530	\$28,660	\$29,790	\$30,920	\$32,050
Monthly Amount After Fee Deduction*	\$2,153	\$2,334	\$2,515	\$2,696	\$2,877	\$3,058	\$3,239	\$3,420	\$3,601	\$3,782

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

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
Monthly Rent Scenario	3800	3900	4000	4100	4200	4300	4400	4500	4600	4700
Leasing Fee for Each New Tenant (1/2 Month's Rent)	1900	1950	2000	2050	2100	2150	2200	2250	2300	2350
10% Monthly Management Fee	190	195	200	205	210	215	220	225	230	235
TOTAL Annual Fee	\$11,700	\$12,600	\$13,500	\$14,400	\$15,300	\$16,200	\$17,100	\$18,000	\$18,900	\$19,800
Annual Amount After Fee Deduction*	\$71,870	\$73,000	\$74,130	\$75,260	\$76,390	\$77,520	\$78,650	\$79,780	\$80,910	\$82,040
Monthly Amount After Fee Deduction*	\$5,983	\$6,167	\$6,351	\$6,535	\$6,719	\$6,903	\$7,087	\$7,271	\$7,455	\$7,639

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



Managed by
REAL PROPERTY MANAGEMENT ACE



PRICING



ADVERTISING



SCREENING



SHOWING

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UNFURNISHED MANAGEMENT PLAN

UNFURNISHED MANAGEMENT AGREEMENT

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 FROM YOUR PROPERTY.



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE TO THE MOST QUALITY LEADS. WE WANT TO MAKE SURE WE GET THE MOST FROM YOUR PROPERTY 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 EMPLOYING WITH OUR MANAGERIAL SERVICES.



ACCOUNTING

WE PROVIDE OUR CLIENTS WITH MONTHLY AND YEAR-END ACCOUNTING AND PROPERTY OWNERS WITH MONTHLY, QUARTERLY AND ANNUAL REPORTS.



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UNFURNISHED

MUCH DOES PROPERTY MANAGEMENT COST?

LEASING | PROPERTY MANAGEMENT FEES

ACCOUNTABLE. COMMITTED. EXPERIENCED.

UNFURNISHED	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$750	\$800	\$850	\$900	\$950	\$1,000	\$1,050	\$1,100	\$1,150
10% Monthly Management Fee (Minimum \$150 per month)	\$150	\$160	\$170	\$180	\$190	\$200	\$210	\$220	\$230
TOTAL Annual Fee	\$2,550	\$2,720	\$2,890	\$3,060	\$3,230	\$3,400	\$3,570	\$3,740	\$3,910
Estimated Amount After Fee Deduction* (Annually)	\$15,450	\$16,480	\$17,510	\$18,540	\$19,570	\$20,600	\$21,630	\$22,660	\$23,690
Estimated Amount After Fee Deduction* (Monthly)	\$1,288	\$1,373	\$1,459	\$1,545	\$1,631	\$1,717	\$1,803	\$1,888	\$1,974

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.

MONTHLY RENT SCENARIO	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	\$3,100	\$3,200
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,200	\$1,250	\$1,300	\$1,350	\$1,400	\$1,450	\$1,500	\$1,550	\$1,600
10% Monthly Management Fee (Minimum \$150 per month)	\$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
Estimated Amount After Fee Deduction* (Annually)	\$24,720	\$25,750	\$26,780	\$27,810	\$28,840	\$29,870	\$30,900	\$31,930	\$32,960
Estimated Amount After Fee Deduction* (Monthly)	\$2,060	\$2,146	\$2,232	\$2,318	\$2,403	\$2,489	\$2,575	\$2,661	\$2,747

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.

MONTHLY RENT SCENARIO	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
	\$3,300	\$3,400	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900	\$4,000	\$4,100
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,650	\$1,700	\$1,750	\$1,800	\$1,850	\$1,900	\$1,950	\$2,000	\$2,050
10% Monthly Management Fee (Minimum \$150 per month)	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410
TOTAL Annual Fee	\$5,610	\$5,780	\$5,950	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Estimated Amount After Fee Deduction* (Annually)	\$33,990	\$35,020	\$36,050	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Estimated Amount After Fee Deduction* (Monthly)	\$2,833	\$2,918	\$3,004	\$3,090	\$3,176	\$3,262	\$3,348	\$3,433	\$3,519

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.



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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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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	\$6,120	\$6,290	\$6,480	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$33,890	\$33,220	\$32,500	\$31,880	\$31,710	\$31,540	\$31,370	\$31,200	\$31,030
Monthly Amount After Fee Deduction*	\$2,824	\$2,768	\$2,708	\$2,657	\$2,643	\$2,628	\$2,614	\$2,600	\$2,586

*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	\$7,524	\$7,754	\$7,985	\$8,216	\$8,446	\$8,676	\$8,906	\$9,136	\$9,366
Annual Amount After Fee Deduction*	\$32,876	\$32,454	\$32,032	\$31,610	\$31,188	\$30,766	\$30,344	\$29,922	\$29,500
Monthly Amount After Fee Deduction*	\$2,739	\$2,704	\$2,669	\$2,636	\$2,603	\$2,570	\$2,536	\$2,502	\$2,468

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

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

	3300	3400	3500	3600	3700	3800	3900	4000	4100
1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE									
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	\$5,910	\$5,780	\$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.

	3300	3400	3500	3600	3700	3800	3900	4000	4100
FURNISHED: 10% MONTHLY MANAGEMENT FEE (NO LEASING FEE)									
Monthly Rent Scenario	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee for Each New Tenant									
10% Monthly Management Fee (Minimum \$125 per month)	330	340	350	360	370	380	390	400	410
TOTAL Annual Fee	\$7,524	\$7,732	\$7,940	\$8,148	\$8,356	\$8,564	\$8,772	\$8,980	\$9,188
Annual Amount After Fee Deduction*	\$32,076	\$33,284	\$34,492	\$35,700	\$36,908	\$38,116	\$39,324	\$40,532	\$41,740
Monthly Amount After Fee Deduction*	\$2,673	\$2,774	\$2,875	\$2,976	\$3,077	\$3,178	\$3,279	\$3,380	\$3,481

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