

FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



503 | 118 WATERFRONT COURT SW | OWNER'S RECOMMENDATION PRESENTATION | TO FURNISH OR NOT TO FURNISH |

PREPARED FOR OWNERS OF UNIT 503 | BY ROMANIA LEO
BROKER, REALTOR, PROPERTY MANAGEMENT
REAL PROPERTY MANAGEMENT ACE | OWNER

INTERIOR
EXTERIOR



118 WATERFRONT COURT SW



WAKE UP TO AMAZING VIEW



好的風水福地是可遇不可求！



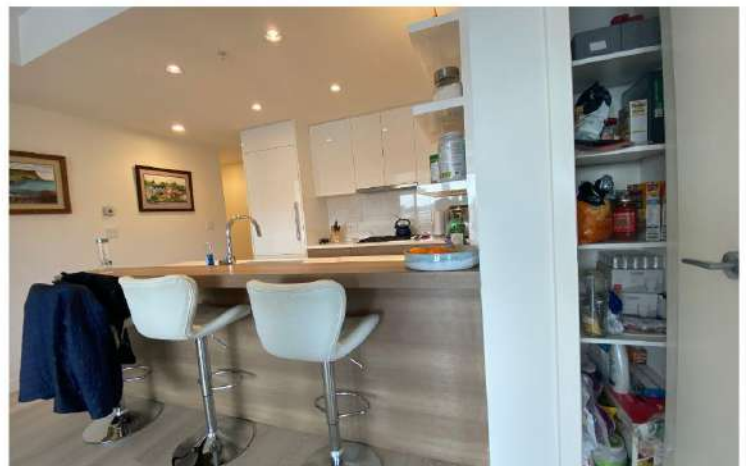
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503 | 118 WATERFRONT COURT SW | WITH PREVIOUSLY TENANT FURNISHED |

MID-GRADE TO HIGH GRADE CATEGORY; FURNISHING GOAL WOULD BE TO FURNISH COMPARABLE OR BETTER TO ACHIEVE THE RENTAL RANGE AS SHOWN BY WATERFRONT MARKET RENTS | SEPTEMBER 2022





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Furnishing A Property Is A Lot Of Work |

Furnishing A Property Can Be Low Budget Or Costly.

Furnishing Principle Applies To You Get What You Pay For;
And People Are Willing To Pay More For Subjective Values.

Furnished Demand For Executive Furnished Units At Waterfront Have Ranged From As Low As
\$2600 To \$4500 For The Same Unit Given Market Fluctuations; Pre And Post Covid.

The Below Illustrates A Low Budget Furnished 1 Bedroom; A 2 Bedroom Would Be Double;

Furnishings That Consistently Achieve \$3000 Market For A 2 Bedroom Furnished Are The Units
With Higher Quality Furnishings;

Hence If The Unit With The Unobstructed Views Is Furnished With Lower Budget Furniture; Rents
Can Only Be So High; And Usually The Last Ones Standing; In The Comparable Market Rental
World.

Currently; Developer's; Such As Anthem At Waterfront Competing For Unfurnished Units; And Telus
Sky Competing For Furnished Units With Owners;

Higher Budget Furniture Does Add Up; As Sleeping And Sitting Are Two Items Executives Prioritize.

On Top Of Furnishing Costs; The Time And Man Power Involved To Get A One Bedroom Is 40
Hours At Min. \$35 / Hour With Min. Man Power Cost To Order, Schedule, Coordinate Deliveries;
Receive, Unpack Sort; Organize; Pre-Wash; Move-In Procedures;



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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**



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