



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

	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 \$120 per month)	330	340	350	360	370	380	390	400	410
TOTAL Annual Fee	\$6,618	\$6,780	\$6,950	\$7,120	\$7,290	\$7,460	\$7,630	\$7,800	\$7,970
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.

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

	3300	3400	3500	3600	3700	3800	3900	4000	4100
Leasing Fee for Each New Tenant									
19% Monthly Management Fee (Minimum \$120 per month)	\$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*	\$32,676	\$33,344	\$34,012	\$34,680	\$35,348	\$36,016	\$36,684	\$37,352	\$38,020
Monthly Amount After Fee Deduction*	\$2,673	\$2,774	\$2,835	\$2,890	\$2,947	\$3,004	\$3,061	\$3,118	\$3,175

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

PROFESSIONAL PROPERTY MANAGEMENT

UNFURNISHED

FURNISHED

UNFURNISHED

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	2500	2500	2750	2750	2800	2850	2900	2950
10% Monthly Management Fee	\$10	\$20	\$30	\$40	\$50	\$60	\$70	\$80	\$90
TOTAL Annual Fee	\$6,670	\$8,840	\$9,910	\$9,160	\$9,350	\$9,520	\$9,890	\$9,860	\$10,830
Annual Amount After Fee Deduction*	\$52,539	\$53,560	\$54,590	\$55,620	\$56,650	\$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	\$4,978	\$5,064

*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	\$900	\$1000	\$2000	\$3000	\$4000	\$5000	\$6000	\$7000	\$8000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3000	3050	3100	3150	3200	3250	3300	3350	3400
10% Monthly Management Fee	\$90	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800
TOTAL Annual Fee	\$10,290	\$10,370	\$10,540	\$10,710	\$10,880	\$11,050	\$11,220	\$11,390	\$11,560
Annual Amount After Fee Deduction*	\$61,809	\$62,830	\$63,860	\$64,890	\$65,920	\$66,950	\$67,980	\$69,010	\$70,040
Monthly Amount After Fee Deduction*	\$5,150	\$5,236	\$5,322	\$5,408	\$5,493	\$5,579	\$5,665	\$5,751	\$5,837

*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	\$9000	7000	7100	7200	7300	7400	7500	7600	7700
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3450	3500	3550	3600	3650	3700	3750	3800	3850
10% Monthly Management Fee	\$90	700	710	720	730	740	750	760	770
TOTAL Annual Fee	\$11,730	\$11,900	\$12,670	\$12,240	\$12,410	\$12,580	\$12,750	\$12,920	\$13,090
Annual Amount After Fee Deduction*	\$71,679	\$72,100	\$73,130	\$74,160	\$75,190	\$76,220	\$77,250	\$78,280	\$79,310
Monthly Amount After Fee Deduction*	\$5,923	\$6,008	\$6,094	\$6,180	\$6,266	\$6,352	\$6,438	\$6,523	\$6,609

*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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FURNISHED

PROFESSIONAL PROPERTY MANAGEMENT

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	1007	1026	1045	1064	1083	1102	1121
TOTAL Annual Fee	\$11,626	\$11,626	\$12,084	\$12,312	\$12,540	\$12,768	\$12,996	\$13,224	\$13,452
Annual Amount After Fee Deduction*	\$49,372	\$50,544	\$51,519	\$52,488	\$53,460	\$54,432	\$55,404	\$56,376	\$57,348
Monthly Amount After Fee Deduction*	\$4,131	\$4,212	\$4,293	\$4,374	\$4,455	\$4,536	\$4,617	\$4,698	\$4,779

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses

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

Monthly Rent Scenario	\$900	\$1000	\$2000	\$3000	\$4000	\$5000	\$6000	\$7000	\$8000
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	1140	1190	1178	1187	1216	1235	1254	1273	1292
TOTAL Annual Fee	\$13,680	\$13,900	\$14,136	\$14,364	\$14,592	\$14,820	\$15,048	\$15,276	\$15,504
Annual Amount After Fee Deduction*	\$68,320	\$69,292	\$69,264	\$69,236	\$69,208	\$69,180	\$69,152	\$69,124	\$69,096
Monthly Amount After Fee Deduction*	\$4,860	\$4,941	\$5,022	\$5,103	\$5,184	\$5,265	\$5,346	\$5,427	\$5,508

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses

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

Monthly Rent Scenario	\$9000	7000	7100	7200	7300	7400	7500	7600	7700
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	\$16,198	\$16,416	\$16,644	\$16,872	\$17,100	\$17,328	\$17,556
Annual Amount After Fee Deduction*	\$67,068	\$68,040	\$68,012	\$68,984	\$69,956	\$70,928	\$71,900	\$72,872	\$73,844
Monthly Amount After Fee Deduction*	\$5,589	\$5,670	\$5,751	\$5,832	\$5,913	\$6,094	\$6,075	\$6,156	\$6,237

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses



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WHO

WHAT

WHERE

WHEN

WHY

HOW



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MANAGEMENT FEES



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	\$5,670	\$5,790	\$5,900	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$3,990	\$35,020	\$36,850	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Monthly Amount After Fee Deduction*	\$2,823	\$2,818	\$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
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	\$7,750	\$7,980	\$8,208	\$8,438	\$8,664	\$8,892	\$9,120	\$9,348
Annual Amount After Fee Deduction*	\$32,876	\$33,04	\$34,82	\$34,99	\$35,94	\$36,896	\$37,808	\$38,8	\$39,805
Monthly Amount After Fee Deduction*	\$2,873	\$2,754	\$2,835	\$2,918	\$2,997	\$3,078	\$3,159	\$3,24	\$3,321

*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

PROFESSIONAL PROPERTY MANAGEMENT

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
Monthly Rent Scenario	3100	3200	3300	3400	3500	3600	3700	3800	3900
Leasing Fee for Each New Tenant (1/2 Month's Rent)	2550	2600	2650	2700	2750	2800	2850	2900	2950
10% Monthly Management Fee	310	320	330	340	350	360	370	380	390
TOTAL Annual Fee	\$5,670	\$5,840	\$6,010	\$6,180	\$6,350	\$6,520	\$6,690	\$6,860	\$7,030
Annual Amount After Fee Deduction*	\$52,530	\$53,560	\$54,590	\$55,620	\$56,650	\$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	\$4,978	\$5,064

*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
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3000	3050	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	\$19,950	\$20,020	\$20,090	\$20,160
Annual Amount After Fee Deduction*	\$61,800	\$62,830	\$63,860	\$64,890	\$65,920	\$66,950	\$67,980	\$69,010	\$70,040
Monthly Amount After Fee Deduction*	\$5,150	\$5,238	\$5,322	\$5,408	\$5,493	\$5,579	\$5,665	\$5,751	\$5,837

*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	3600	3700	3800	3900	4000	4100	4200	4300	4400
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3450	3500	3550	3600	3650	3700	3750	3800	3850
10% Monthly Management Fee	690	700	710	720	730	740	750	760	770
TOTAL Annual Fee	\$11,730	\$11,900	\$12,070	\$12,240	\$12,410	\$12,580	\$12,750	\$12,920	\$13,090
Annual Amount After Fee Deduction*	\$71,879	\$72,190	\$73,139	\$74,180	\$75,196	\$76,220	\$77,250	\$78,280	\$79,310
Monthly Amount After Fee Deduction*	\$5,923	\$6,008	\$6,094	\$6,180	\$6,266	\$6,352	\$6,438	\$6,523	\$6,609

*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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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 PRICED OUR PROPERTIES USING STATISTICAL DATA AND TRENDS IN THE AREA. WE WANT TO MAKE SURE THE PRICING IS FAIR FOR YOUR OFFER AND THE TENANT!



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED ON A VARIETY OF PLATFORMS TO ENSURE YOUR PROPERTY STAYS!



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT! WE WANT TO MAKE SURE WE GET THE BEST PERSONS IN THE HOUSE!



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE TO THE OTHER SIDE'S HOME! WE WANT YOUR TENANTS TO BE HAPPY AND IF IS A GREAT OPPORTUNITY TO GET TO KNOW THEM BETTER!



INSPECTING

ALL THE PROPERTIES WE MANAGE ARE INSPECTED TO MAKE SURE THEY ARE SAFE IN GREAT CONDITION AND TO BE ENJOYED WITH OUR MAINTENANCE ISSUES!



ACCOUNTING

HOME PEOPLE DON'T LOVE NUMBERS BUT WE DO THE NUMBERS BEHIND THE SCENES! WE HANDLE ALL THE ACCOUNTING AND PROVIDE OUR PROPERTY OWNERS WITH MONTHLY, QUARTERLY AND ANNUAL STATEMENTS!



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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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