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# FURNISHING CATALOGUE

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# FULLY FURNISHED | CHECKLIST | IDEAS | GUIDELINES

### **ENTRANCE/FOYER**

- Shoe/Door Mat = Entrance Console Table
- Storage Bench to put things like umbrellas, hats and/or to sit to put

on shoes

Small mirror











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Living Boom	
2 X Covered Chairs Grey/Beige	Rolls of Toilet Paper
Sofa Grey	Bathroom Cleaner Spray
TV Stand Black	Military Committee Constitution of the Constit
Television	Shampoo
Shaw cable and internet box (may be 2 pieces)	Body Wash
2X End Tables Chrome/Wood	Hand Soap
2X Shaded Table Lamps Chrome	Toilet Bowl Cleaner
Area Rug Grey/Beige	Tollet Bowl Cleaner
Coffee Table Black/Brown	
	Shower Curtain
Kitchen Furniture/Appliance	
Table Brown/Black	
5X Chairs Brown	Laundry Detergent
Fridge/Freezer White	Softener
Stove/Oven Range White	managed.
Microwave White	Dryer Sheet
Master Chef 12 Cup Coffee Maker	
Toaster Hamilton Beach	Laundry Basket
Electrice Kettle Black Sunbeam	
Coffee Grinder	Vaccum
Kitchen Equipment	Broom/Pan
2X 8 Piece Dinnerware set Canvas Easton Grey & White	
45 Piece Flatware Set	Mop/Bucket
6X Wine Glasses	Ironing Board
4X Wine Glasses	
11X Short Glasses	Iron
4X Juice Glasses	
2X Coffee Go-mugs Starbucks	
9X Liqueur Glasses	
Glass Salad/Serving Bowl	



Glass Salad/Serving Bowl Salad Bown Blue Plastic

14 Piece Knife Block Cuisinart

# REAL PROPERTY MANAGEMENTACE

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### **JUST BRING YOUR SUITCASE**

#### BEDROOM 1

- Bedframe
- □ Mattress
  - Mattress Protector
- □ Box Spring
  - Bedskirt to cover box spring
- □ 2 4 Pillows
- Waterfront pillow protectors for each pillow
- □ 1 Duvet
- □ 2 Sets Duvet Cover
- 2 Sets Bedding: Fitted sheet, Flat
   Sheet, Pillow Cases
- 2 Side Tables
- 2 Side Table Lights
- □ Dresser
- □ 1 Large Piece of Art above bed
- Decor
- □ Waste Bin









#### BEDROOM 2

- □ Bedframe
- Mattress
  - Mattress Protector
- Box Spring
  - Bedskirt to cover box spring
- □ 2 4 Pillows
- Waterfront pillow protectors for each pillow
- □ 1 Duvet
- 2 Sets Duvet Cover
- 2 Sets Bedding: Fitted sheet, Flat
   Sheet, Pillow Cases
- □ 2 Side Tables
- 2 Side Table Lights
- Dresser
- 1 Large Piece of Art above bed
- Decor
- □ Waste Bin



## REAL PROPERTY MANAGEMENT ACE



# **FURNISHING** RECOMMENDATIONS

#### ACCOUNTABLE. COMMITTED. EXPERIENCED.



Utopia Bedding Printed Comforter Set (Queen/Full, Red) with 2 Pillow Shams -Luxurious Brushed Microfiber - Down

Alternative Comforter - Soft and Comforta

- Machine Washable

Visit the Utopia Bedding Store

★★★★ × 36,218 ratings | 86 answered question #1 Best Seller ( in Bedding Comforter Sets

Price: CDN\$ 41.99 vprime

Get a \$5 promotional credit when you reload \$100 of more to your gift card balance.

New (3) from CDN\$ 41.99 Vprime

Color Name: Red













Size: Oueen

Queen



Roll over image to zoom in

















Roll over image to zoom in





	PILLOWS	4
	BED SHEETS (FITTED)	2
۵	BED SHEETS (FLAT)	2
	DUVET   COMFORTER	1
	DUVET COVER	1



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#### ACCOUNTABLE, COMMITTED, EXPERIENCED.

# FURNISHING RECOMMENDATIONS

#### Amazon's Choice



Utopia Bedding Waterproof Bamboo Mattress Protector -Fitted Mattress Cover (Twin)

★★★☆ ~ 22,139

\$2299

✓prime FREE Same-Day. FREE delivery Today, Feb 19 on qualifying orders over \$25



Utopia Bedding Premium 200 GSM 100% Waterproof Mattress Protector, Cotton Terry Mattress Cover,...

★★★☆ ~ 11,734

\$1799

✓prime FREE Same-Day. FREE delivery Today, Feb 19 on

/er \$25	delivery Today, Feb 19 on
llow otector (2)	
	WATERPROOF PILLOW PROTECTOR



MZXcuin Waterproof Pillow Protectors, [2 Pieces] Premium Bedding Dust Mite Bug Resistant Pillowcase....

★★★★☆ ~ 492

\$2568

prime FREE delivery by Sunday,

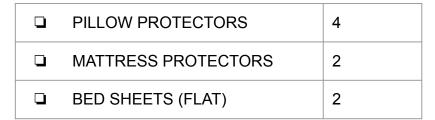


Waterproof Pillow Protector 2 Piece Set - King Size, Hypoallergenic, Zippered Encasement Bed Bug Proof,...

★★★★☆~372

Limited time deal

\$2299 \$28.99







LUCID Zippered Encasement Pillow Protector - Waterproof, Allergen Proof, Bed Bug Proof Protection - 15 Year Warranty - Vinyl Free - Standard Size - Set of 2 Sold by: Amazon.com.ca, Inc.

Return window closed on Jul 19, 2019

CDN\$ 12.82





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### **LIVING ROOM**

- Couch and/or Pull-Out Bed
- Chaise (if space allows)
- Coffee Table
- 2 Table Lamps
- 2 Side/End Tables
- 1 Floor Lamps
- TV
- TV Stand
- Decorative Rug
- 3-4 Decorative
- Throw/Blanket
- ! large nice painting above couch
- Clock adds accent, decor and functionality
- Faux decorative plants









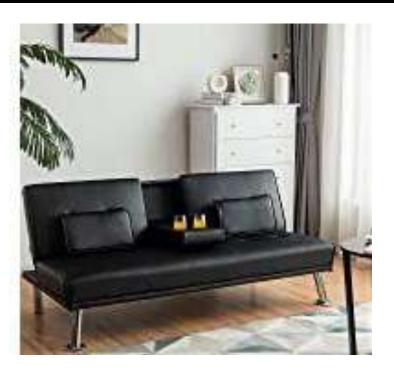


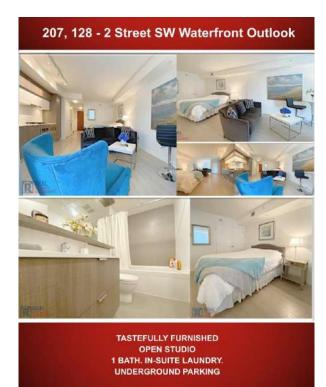


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Roll over image to zoom in





Bed,Mid-Century Soft Tufted Velvet Folding Sofa Bed with Unique Sense of Gloss,Convertible Couch Recliner for Living Room and Homeoffice,Velvet Black

Brand: Vonanda



630 ratings

Price: \$1,285.97







Vonanda Ottoman Sleeper Chair Bed,Mid-Century Soft Tufted Velvet Folding Sofa Bed with Unique Sense of Gloss,Convertible Couch Recliner for Living Room and Homeoffice,Velvet Black Berry

Brand: Vonanda



630 ratings



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# KITCHEN I DINING

### **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

! large nice painting above dining table



- **Toaster**
- Pots Set

Frying Pan Se

- Microwave
- Large pot with
- Large pan

- Coffee Maker
- Medium pot with lid
- Medium pan

- **Electric Kettle**
- Small pot with LIDS
- Small pan

Tea Pot 

Hot plate mats 



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- Large Plates
- Small plates
- Bowls
- Large Spoons
- Medium Spoons
- Small Spoons
- Butter Knives
- Steak Knives
- ☐ Knife Block Set
- Scissors
- Cutting Board
- □ Strainer
- Spatula
- Salt | Pepper Shakers

- Mugs
- □ Tall Glasses
- Short Glasses
- Wine Glasses
- Wine opener
- Baking Pan
- Blender
- Mixing Bowls
- Measuring Cup
- Measuring Spoons
- □ Grater
- □ Whisk
- Oven Mitts











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#### KITCHEN

- Dish clothes
- Dish scrubbing sponge
- Detergent
- □ Electric Kettle
- □ Apron

















# HOME AWAY FROM HOME LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.



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Subrtex 2 Pieces L-Shaped Couch Covers Stretch Fabric Sectional Sofa Slipcovers (Light Gray, Loveseat-Right Chaise)

Visit the subrtex Store

★★★☆☆ × 185 ratings | 20 answered questions

Price: CDN\$ 89.99 \rime FREE One-Day

Coupon Apply CDN\$ 5.00 coupon Details

Get a \$5 promotional credit when you reload \$100 or more to your gift card balance.

Size: Loveseat-Right Chaise

Loveseat-Left Chaise

Loveseat-Right Chaise

Color Name: Light Gray















Roll over image to zoom in



Material Microfiber
Brand Subrtex
Colour Light Gray

Size Loveseat-Right Chaise

Material Care Instructions Machine Wash

\$99



SOFA COVERS ARE ECONOMICAL BUT DON'T LAST AND DO NOT FIT 100%

**FUTON SOFA (RECOMMENDED)** 



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# FURNISHING RECOMMENDATIONS

ACE

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\$527.98

June Leather-Look Fabric Futon - Black

\$979.98

Sealy Sofa Convertibles Karlee Microfibre Sleeper Futon - Navy

\$979.98

Sealy Sofa Convertibles Karlee Microfibre Sleeper Futon - Granite







\$699.98

Corey Linen-Look Fabric Futon -Grey

#### \$503.98

June Linen-Look Fabric Futon -Grey



WWW.THEBRICK.COM



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**FURNISHING** RECOMMENDATIONS

ACCOUNTABLE, COMMITTED, EXPERIENCED.

SOFA COVER IS THE OPTION TO SAVE THE COUCH BUT THE DIMENSIONS ARE OFF A LITTLE SUCH THAT IT WILL NOT BE A PERFECT FIT





Subrtex 2 Pieces L-Shaped Co

Sofa Slipcovers (Light Gray, Loveseat-Right Chaise)

Visit the subrtex Store

\*\*\*\*\* 185 ratings | 20 answered questions

Price: CDN\$ 89.99 Vprime FREE One-Day

Coupon Apply CDN\$ 5.00 coupon Details

Get a \$5 promotional credit when you reload \$100 or more to your gift card balance.

Size: Loveseat-Right Chaise

Loveseat-Left Chaise

Loveseat-Right Chaise

Color Name: Light Gray

















Roll over image to zoom in

Material

Microfiber

Brand Colour Subrtex **Light Gray** 

Size

Loveseat-Right Chaise

**Material Care** 

Machine Wash

Instructions

MEASURING GUIDE: The chaise is on the RIGHT side of the main sofa (when facing your sofa). The main sofa measures 55 to 70 inches (140~180cm) in length and 27 to 37 inches (70 to 95cm) in width. The chaise section measures 62 to 76 inches (160 to 195cm) in length and 27 to 37 inches (70 to 95cm) in width. Please measure your sofa before

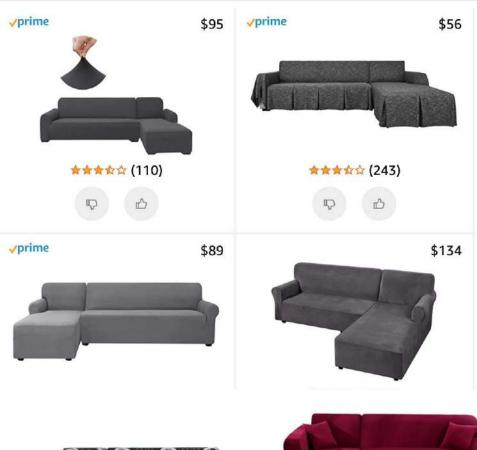


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# FURNISHING RECOMMENDATIONS

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MIFXIN L Shape Sofa Cover 2 Pcs Stretch Slipcovers for Sectional Couch L-Shaped Sofa Furniture Protector...

**★★★☆☆** ~ 743 \$11**9**99





COUCH

**REPLACE** 

OR

**COVER?** 

L Shape Sofa Covers, Stretch Sectional Sofa Cover with 2pcs Pillow Covers for L-Shaped Couch Sofa Support Right &... LEONEBEBE Sectional Sofa Cover 2 PCS L Shape Couch Sofa Cover Support Right/Left Chaise Sectional Couch Sofa...



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+9 Colors

Lamartine TV Stand for TVs up to 24' by Ebern Designs

\$67.99 \$116.99









### **MALM**

\$**179**.00

Desk, black-brown, 55 1/8x25 5/8 " (140x65 cm)











**HOME AWAY FROM HOME** LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.



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# FURNISHING RECOMMENDATIONS











Forest Wall Art Abstract Sunset Landscape Canvas Artwork Vintage Canvas Pictures Modern Canvas Art...



\$3899

Wall Art for living room Canvas Prints bedroom Wall Decor for bathroom artwork Abstract Painting Red tree...

\*\*\* \* 5,417

\$4399

✓prime FREE delivery by Sunday, Feb 21 5 panels Red Poppies Floral Art Modern Abstract Flower Canvas Painting Home Decor Grey Wall Art Framed Print...

\*\*\*\* ~ 95

\$5999



Abstract Melody Canvas Wall Decor Printed Contemporary Painting 5 Panels Modern...

★★★★☆ 162

CDN\$ 59.99 \( \text{prime} \)



Forest Sunset Wall Art Landscape Canvas Pictures Big Tree Canvas Pictures Contemporary...

★★★★☆ 2

CDN\$ 59.90 \( \text{prime} \)



Rustic Wall Mounted Tier Square Shaped Floating Shelves – Set of 3 – Screws and Anchors Included -...

**★★★☆** ~ 917

Limited time deal

\$3229 \$37.99



# REAL PROPERTY MANAGEMENT ACE



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# FURNISHING RECOMMENDATIONS



Sale

+9 Colors

Lamartine TV Stand for TVs up to 24" by Ebern Designs

\$67.99 \$116.99

★★★★☆702

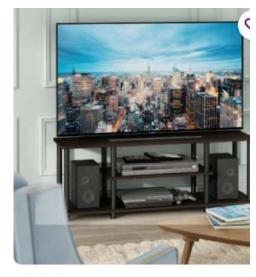


Rustic Wall Mounted Tier Square Shaped Floating Shelves – Set of 3 – Screws and Anchors Included -...

**★★★☆☆ ~ 917** 

Limited time deal

\$32<sup>29</sup> \$37.99



+9 Colors

Colleen TV Stand for TVs up to 50" by Zipcode Design™

\$103.99 \$135.99





NOT

Floor uplight/reading light

\$19.99

★★★★ (122)



+7 Colors

Paulina TV Stand for TVs up to 32" by Zipcode Design™

\$93.99 \$100.99

★★★☆ 1252

Free Shipping



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# FURNISHING RECOMMENDATIONS



Wieco Art 5 Panels Plum Tree Blossom Large Modern Giclee Canvas Prints Flowers Artwork...



CDN\$ 99.90 \( \text{prime} \)



Forest Sunset Wall Art Landscape Canvas Pictures Big Tree Canvas Pictures Contemporary...



CDN\$ 59.90 \( \text{prime} \)





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### AGENIEN I⊕ E

# FURNISHING RECOMMENDATIONS

### ACE

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#### **BATHROOM**

- Shower curtain
- 2 Sets of Towels
- □ Bath Mat
- Soap Dispenser
- □ Toilet Brush
- Plunger
- Blow dryer
- Toiletries to help guests start their stay: Toilet paper, Shampoo, Conditioner









Utopia Towels Premium 8 Piece Towel Set (Dark Grey); 2 Bath Towels, 2 Hand Towels and 4 Washcloths – Cotton Towels

Sold by: Utopia Deals

Return window closed on Jul 13, 2019

CDN\$ 27.99

### **CLEANING & HOUSEHOLD ITEMS**

Vacuum

**Guests Love:** 

- □ Мор
- □ Broom
- □ Iron
- □ Iron Board





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# FURNISHING RECOMMENDATIONS

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\$39.00 Sindal Bistro Chair

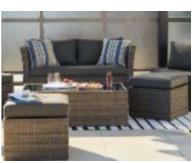


\$39.00 Sindal Bistro Table



\$39.00 Sindal Bistro Chair







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HOMCOM Dining Chairs Upholstered Linen Fabric Accent Chairs with Metal Legs, Set of 2, www.amazon.ca HOMCOM Dining Chairs Upholstered Linen Fabric Accent Chairs with Metal Legs, Set of 2, Light Grey



Vintage Narrow End Table with Fabric
Magazine Holder Sling, Dulcii Modern
Industrial Side Table or Sofa End Table, 21.7
Inch Nightstand for Small Spaces Wood &
Metal H Shape with Book Storage Holder

Vintage Narrow End Table with Fabric Magazine Holder Sling, Dulcii Modern Industrial Side

www.amazon.ca





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## FURNISH OR UNFURNISHED?

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# FURNISHING RECOMMENDATIONS

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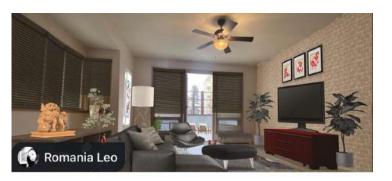
Living Room
2 X Covered Chairs Grey/Beige
Sofa Grey
TV Stand Black
Television
Shaw cable and internet box (may be 2 pieces)
2X End Tables Chrome/Wood
2X Shaded Table Lamps Chrome
Area Rug Grey/Beige
Coffee Table Black/Brown
Kitchen Furniture/Appliance
Table Brown/Black
5X Chairs Brown
Fridge/Freezer White
Stove/Oven Range White
Microwave White
Master Chef 12 Cup Coffee Maker
Toaster Hamilton Beach
Electrice Kettle Black Sunbeam
Coffee Grinder
Kitchen Equipment
2X 8 Piece Dinnerware set Canvas Easton Grey & White
45 Piece Flatware Set
6X Wine Glasses
4X Wine Glasses
11X Short Glasses
4X Juice Glasses
2X Coffee Go-mugs Starbucks
9X Liqueur Glasses
Glass Salad/Serving Bowl
Glass Salad/Serving Bowl



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## VIRTUAL FURNISHING







Press and hold to identify QR code



# WHAT IF I NEED TO HIRE PROPERTY MANAGEMENT?

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**LEASING & PROPERTY MANAGEMENT FEES** 

# ALL ABOUT NUMBERS DO THE NUMBERS WORK TO FURNISH?

UNFURNISHED	(1/2 Mo				
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

<sup>\*</sup>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

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

<sup>\*</sup>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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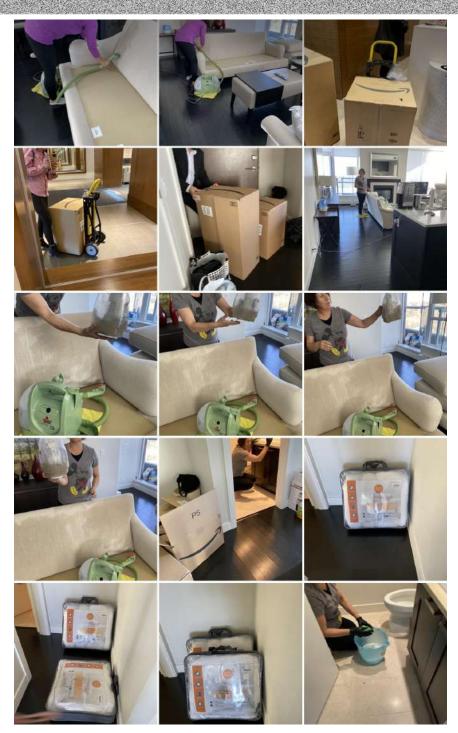




### FURNISHED RENTALS

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## 207, 128 - 2 Street SW Waterfront Outlook

STUDIO 1 BED. 1 BATH. IN-SUITE LAUNDRY. UNDERGROUND PARKING

AVAILABLE: January 1, 2021



### Beautiful Executive Furnished 1 Bedroom Studio

North East facing the Bow River with great views of clear blue skies, beautiful Bow River, and serene cityscape.

Suite features beautiful spacious open-concept studio 1 bedroom, 1 bathroom. Clean, cozy and tastefully decorated! Kitchen accentuated with modern functional kitchen with! JUST BRING YOUR SUITCASE!

Features: In-Suite Laundry. Heated Secured Underground Parking. Access to Waterfront Gym & Amenities. All utilities and internet included.



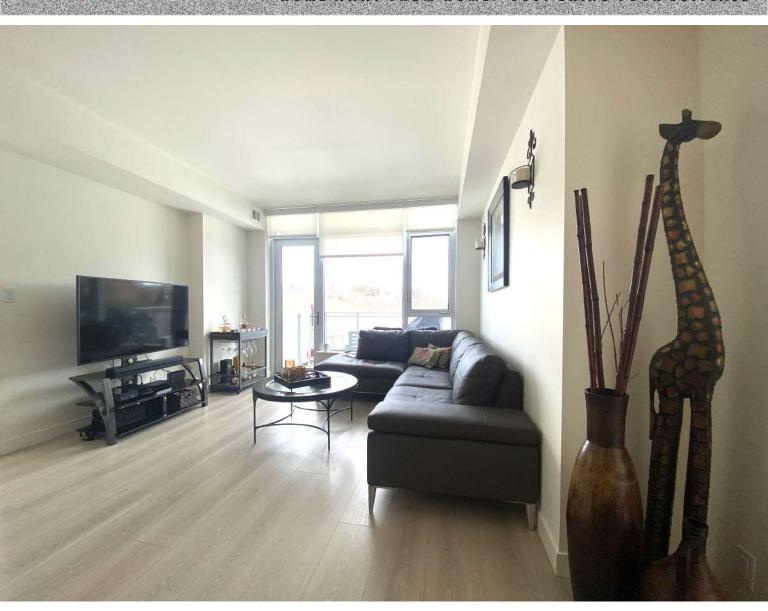




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## Optional but Guests Love:





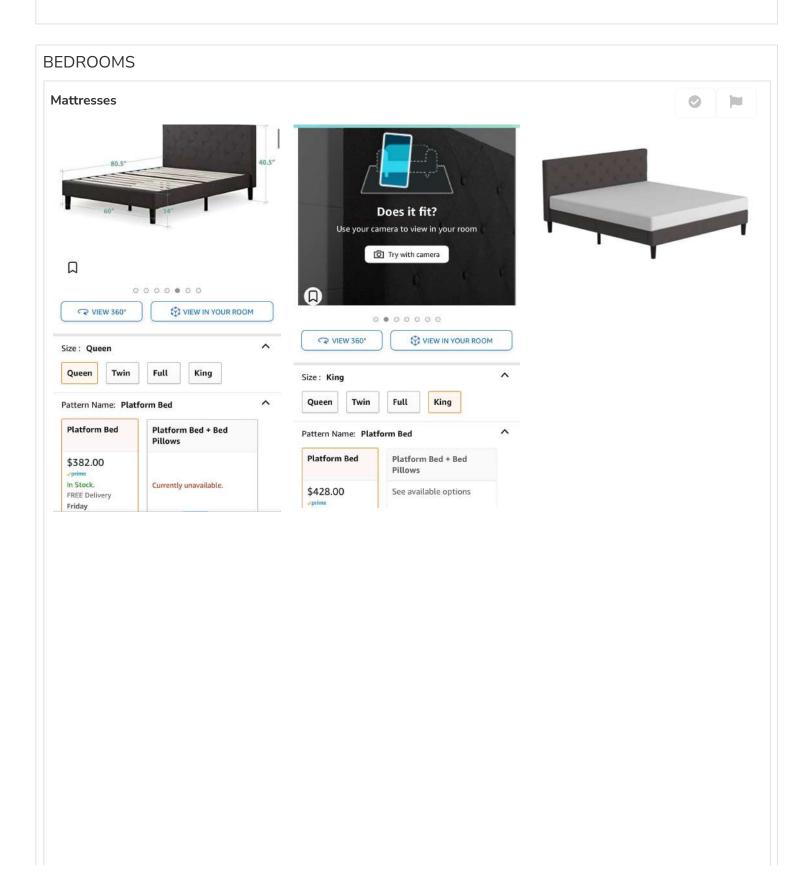


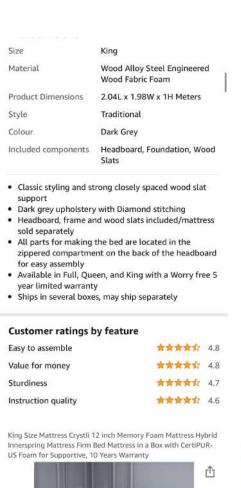
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# FURNITURE CATALOGUE | FURNISHING ONLINE | PRICING |

Inspection Date: 09/19/2022

Property: 824 4 Street NE, Calgary, Alberta, T2E 3T1

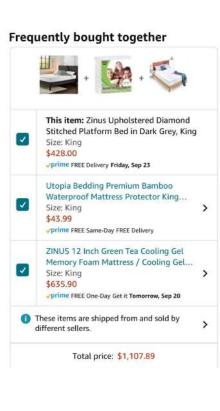


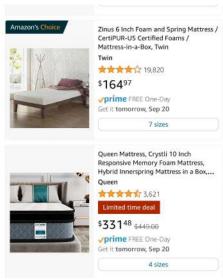


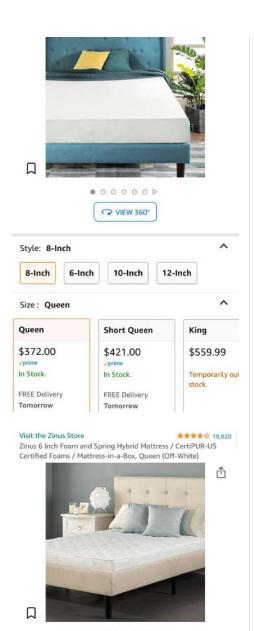


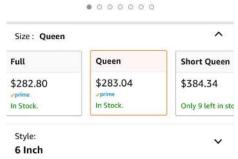


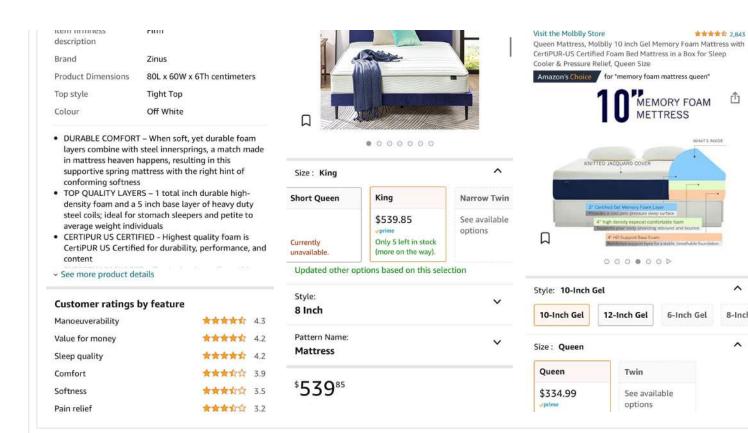
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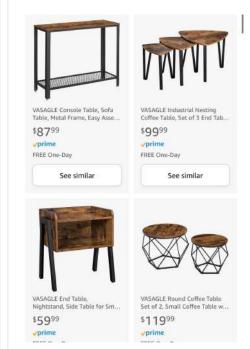






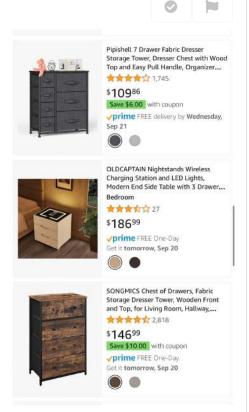






SIDE TABLES | SHELVES | ACCENTS





#### LIVING ROOM





**★★★★** 2,843

Û

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8-Inch







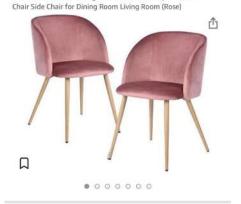






\$42095





Color Name: Rose







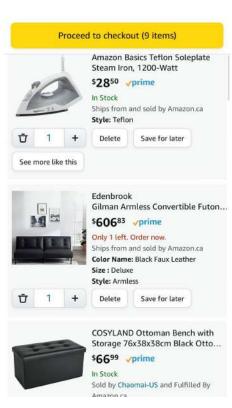
\$269.99

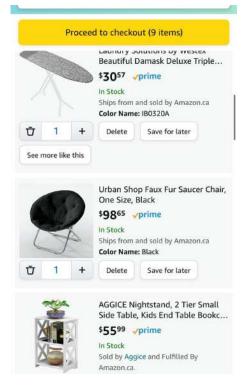
#### IVU IIAVE UI UEI EU

Edenbrook Gilman Armless Convertible Futon Sofa Bed -Compact DayBed – Supportive Sleeper Sofa Bed, Black Faux Leather

Size : Deluxe Style: Armless Color Name: Black Faux Leather



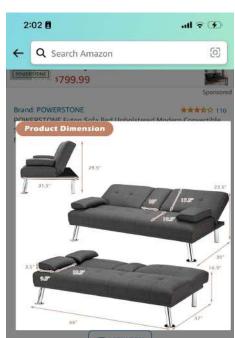






HOMCOM 3-Seater Sofa, Mid-Century Linen Futon Couch with Upholstered Seat, Button-Tufted Back Cushion and Rubber Wood



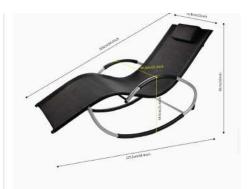










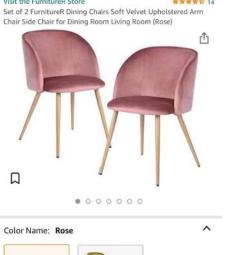


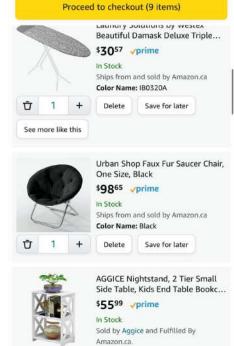
















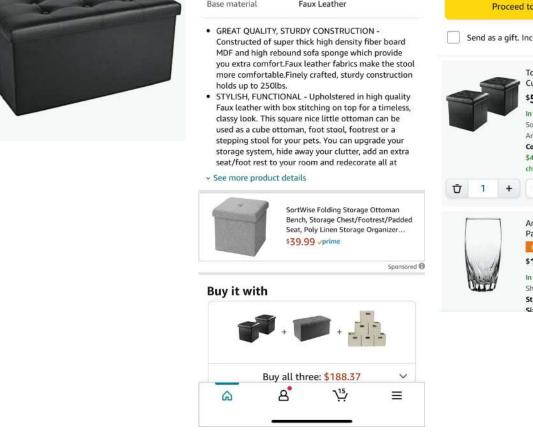
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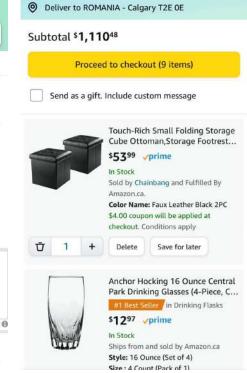


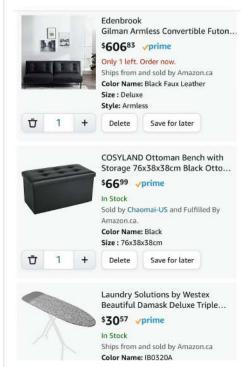






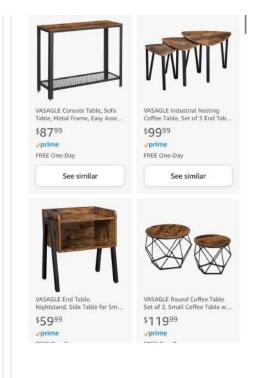


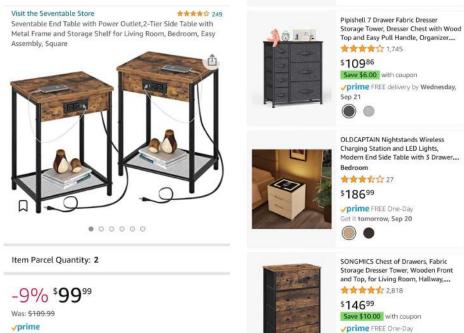






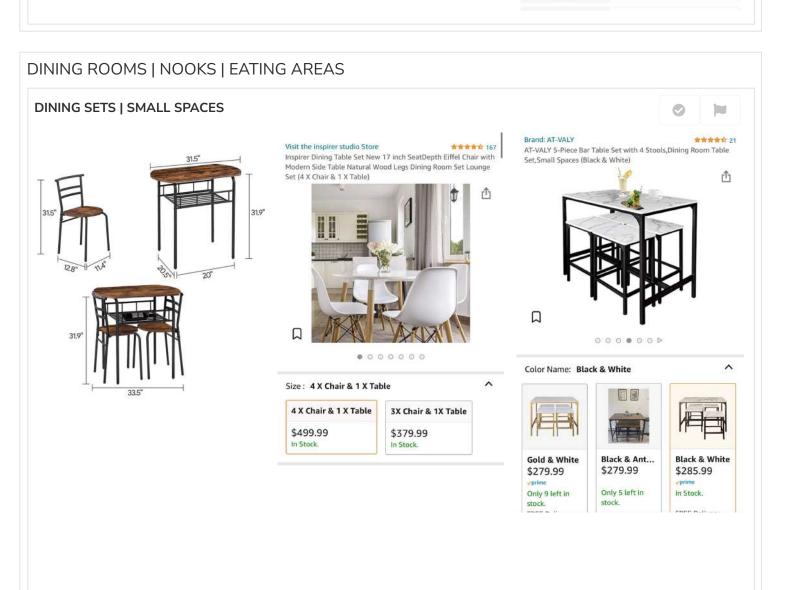






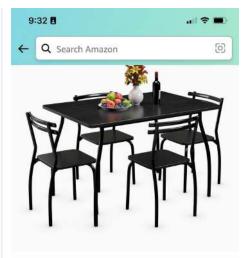
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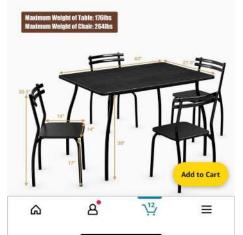
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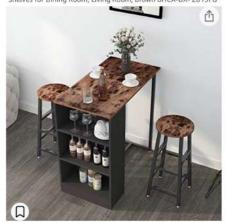
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