



FURNISHED



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



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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TO FURNISH OR NOT TO FURNISH?

3 PROPERTY MANAGEMENT PLANS

UNFURNISHED MANAGEMENT PLAN

LEASE ONLY MANAGEMENT PLAN

FURNISHED MANAGEMENT PLAN

UNFURNISHED
MANAGEMENT PLAN

FURNISHED
MANAGEMENT PLAN



FURNISHED PORTFOLIO

RPM ACE - Fully Furnished Executive Rentals

Furnished Rentals - Real Property Management ACE

Furnished Units - Waterfront 1 Bedroom Condos

TO FURNISH OR NOT TO FURNISH Case Study

LEASED: FULLY FURNISHED 423 Simons Road NW

FURNISHED PORTFOLIO
FURNISHED RENTALS
FURNISHED WATERFRONT
FURNISH OR NOT FURNISH?

WHO

WHAT

WHERE

WHEN

WHY

HOW



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FURNISHED RENTALS

ACCOUNTABLE. COMMITTED. EXPERIENCED.

HOME AWAY FROM HOME. JUST BRING YOUR SUITCASE

TO FURNISH OR NOT TO FURNISH?



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	99	107	102	104	104	103	112	112
TOTAL Annual Fee	\$11,628	\$11,858	\$12,884	\$12,312	\$12,540	\$12,768	\$12,996	\$13,224	\$13,452
Annual Amount After Fee Deduction*	\$49,572	\$59,544	\$51,516	\$52,488	\$53,460	\$54,432	\$55,404	\$56,376	\$57,348
Monthly Amount After Fee Deduction*	\$4,131	\$4,962	\$4,293	\$4,374	\$4,455	\$4,536	\$4,617	\$4,698	\$4,779

*Owner's Need to Factor In: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)									
Monthly Rent Scenario	\$000	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800
Leasing Fee for Each New Tenant	-								
19% Monthly Management Fee	114	119	119	119	121	123	124	127	129
TOTAL Annual Fee	\$13,680	\$13,968	\$14,136	\$14,364	\$14,592	\$14,820	\$15,048	\$15,276	\$15,504
Annual Amount After Fee Deduction*	\$58,320	\$59,292	\$60,264	\$61,236	\$62,208	\$63,180	\$64,152	\$65,124	\$66,096
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 Need to Factor In: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

FURNISHED: 19% MONTHLY MANAGEMENT FEE (NO LEASING FEE)									
Monthly Rent Scenario	\$900	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	\$16,188	\$16,416	\$16,644	\$16,872	\$17,100	\$17,328	\$17,556
Annual Amount After Fee Deduction*	\$67,068	\$68,040	\$69,012	\$69,984	\$70,956	\$71,928	\$72,900	\$73,872	\$74,844
Monthly Amount After Fee Deduction*	\$5,589	\$5,670	\$5,751	\$5,832	\$5,913	\$5,994	\$6,075	\$6,156	\$6,237

*Owner's Need to Factor In: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

MANAGED BY

PRICING

Real Property Management ACE provides a comprehensive pricing strategy to ensure your property is competitively priced for the current market conditions.

ADVERTISING

Real Property Management ACE provides a comprehensive advertising strategy to ensure your property is marketed effectively to the target audience.

SCREENING

Real Property Management ACE provides a comprehensive screening strategy to ensure your property is rented to the most qualified tenants.

SHOWING

Real Property Management ACE provides a comprehensive showing strategy to ensure your property is shown to the most qualified potential tenants.

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FURNISHED
MANAGEMENT PLAN
FURNISHED PORTFOLIO
FURNISHED RENTALS
FURNISHED
WATERFRONT
FURNISH OR NOT
FURNISH?



FURNISHED PORTFOLIO

RPM ACE - Fully Furnished Executive Rentals

Furnished Rentals - Real Property Management ACE

Furnished Units - Waterfront 1 Bedroom Condos

TO FURNISH OR NOT TO FURNISH Case Study

LEASED: FULLY FURNISHED 423 Simons Road NW

WHO WHAT WHERE WHEN WHY HOW



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TO FURNISH OR NOT TO FURNISH?



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	
*Minimum										
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	

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

FURNISHED MANAGEMENT PLAN

FURNISHED RENTALS PORTFOLIO

FURNISHED AT WATERFRONT

WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



KITCHEN

- Toaster
- Microwave
- Coffee Maker
- Electric Kettle
- Tea Pot
- Garbage Can
- Oven Mitts
- Pots Set
 - Large pot with lid
 - Medium pot with lid
 - Small pot with lid
- Frying Pan Set
 - Large pan
 - Medium pan
 - Small pan
- Cutting Board
- Strainer
- Optional *but* Guests Love:
 - Baking Pan
 - Blender
 - Mixing Bowls
 - Measuring Cup
 - Measuring Spoons
 - Grater
 - Whisk



WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



Real Property Management
ACE
Achieve
Client Confidence
Expertise & Excellence.

Fully Furnished Checklist

ENTRANCE/FOYER

- Shoe/Door Mat
- Optional *but* Guests Love:
 - Entrance Console Table
 - Storage Bench to put things like umbrellas, hats and/or to sit to put on shoes
 - Small mirror



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
- 1 large nice painting above couch
- Clock - adds accent, decor and functionality
- Faux decorative plants

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
- 1 large nice painting above dining table



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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								
	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	\$5,610	\$5,780	\$5,950	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$23,890	\$25,020	\$26,150	\$27,280	\$28,410	\$29,540	\$30,670	\$31,800	\$32,930
Monthly Amount After Fee Deduction*	\$2,323	\$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)

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	\$7,752	\$7,980	\$8,208	\$8,436	\$8,664	\$8,892	\$9,120	\$9,348
Annual Amount After Fee Deduction*	\$32,876	\$33,048	\$34,822	\$34,994	\$35,968	\$36,942	\$37,916	\$38,890	\$39,864
Monthly Amount After Fee Deduction*	\$2,873	\$2,754	\$2,835	\$2,916	\$2,997	\$3,078	\$3,159	\$3,240	\$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 options 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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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	107	102	104	104	103	112	111
TOTAL Annual Fee	\$11,628	\$11,856	\$12,084	\$12,312	\$12,540	\$12,768	\$12,996	\$13,224	\$13,452
Annual Amount After Fee Deduction*	\$49,572	\$50,544	\$51,516	\$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 Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

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Monthly Rent Scenario	\$000	\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800
Leasing Fee for Each New Tenant									
19% Monthly Management Fee	114	119	119	119	121	123	124	127	129
TOTAL Annual Fee	\$13,680	\$13,968	\$14,136	\$14,304	\$14,592	\$14,820	\$15,048	\$15,276	\$15,504
Annual Amount After Fee Deduction*	\$96,320	\$99,262	\$99,264	\$99,236	\$99,208	\$99,180	\$99,152	\$99,124	\$99,096
Monthly Amount After Fee Deduction*	\$4,880	\$4,941	\$5,022	\$5,103	\$5,184	\$5,265	\$5,346	\$5,427	\$5,508

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

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

Monthly Rent Scenario	\$900	\$1000	\$1100	\$1200	\$1300	\$1400	\$1500	\$1600	\$1700
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*	\$87,068	\$88,040	\$88,012	\$88,984	\$89,956	\$90,928	\$91,900	\$92,872	\$93,844
Monthly Amount After Fee Deduction*	\$5,589	\$5,670	\$5,751	\$5,832	\$5,913	\$5,994	\$6,075	\$6,156	\$6,237

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

MANAGED BY

PRICING

• Market Analysis
• Comparative Market Analysis (CMA)
• Rent Schedule Development
• Lease Agreement Review

ADVERTISING

• Multiple Listing Service (MLS)
• Real Estate Websites
• Social Media Marketing
• Print Advertising

SCREENING

• Credit Check
• Employment Verification
• Rental History
• Background Check

SHOWING

• Open House
• Private Showings
• Virtual Tour
• Property Presentation

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FURNISH OR NOT FURNISH?

- FURNISHED RENTALS
- FURNISHED PORTFOLIO
- FURNISHED WATERFRONT

