

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

FURNISHED
OWNER MANAGEMENT
AGREEMENT



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

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

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

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)	1050	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	\$5,618	\$5,790	\$5,950	\$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.

Monthly Rent Scenario	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	\$7,752	\$7,980	\$8,208	\$8,436	\$8,664	\$8,892	\$9,120	\$9,348
Annual Amount After Fee Deduction*	\$32,976	\$33,264	\$33,552	\$33,840	\$34,128	\$34,416	\$34,704	\$34,992	\$35,280
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 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

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 THE OWNER AND THE TENANT!



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED ON A VARIETY OF PLATFORMS TO ENSURE OUR PROPERTIES ARE:



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 OWNER BECAUSE WE KNOW 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 ENJOINED WITH OUR MAINTENANCE ISSUES!



ACCOUNTING

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



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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



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UNFURNISHED VS. FURNISHED

WHAT IS THE DIFFERENCE?

ACCOUNTABLE. COMMITTED. EXPERIENCED.

UNFURNISHED

FEE STRUCTURE COMPARISON

	UNFURNISHED PLAN (1/2 Month Leasing Fee + 10% Management Fee)									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
10% Monthly Management Fee	150	200	250	300	350	400	450	500	550	600
TOTAL Annual Fee	\$2,550	\$3,400	\$4,250	\$5,100	\$5,950	\$6,800	\$7,650	\$8,500	\$9,350	\$10,200
Annual Revenue After Fee Deduction	\$15,450	\$20,600	\$25,750	\$30,900	\$36,050	\$41,200	\$46,350	\$51,500	\$56,650	\$61,800
Monthly Revenue After Fee Deduction	\$1,288	\$1,717	\$2,146	\$2,575	\$3,004	\$3,433	\$3,863	\$4,292	\$4,721	\$5,150

FURNISHED

FURNISHED PLAN (19% Management Fee, Integrated Leasing & Management Fees)

Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
19% Monthly Management Fee	285	380	475	570	665	760	855	950	1045	1140
TOTAL Annual Fee	\$3,420	\$4,560	\$5,700	\$6,840	\$7,980	\$9,120	\$10,260	\$11,400	\$12,540	\$13,680
Annual Revenue After Fee Deduction	\$14,580	\$19,440	\$24,300	\$29,160	\$34,020	\$38,880	\$43,740	\$48,600	\$53,460	\$58,320
Monthly Revenue After Fee Deduction	\$1,215	\$1,620	\$2,025	\$2,430	\$2,835	\$3,240	\$3,645	\$4,050	\$4,455	\$4,860

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