

The value of a property manager

- **Marketing know-how:** A property manager will advertise and market your property to prospective tenants on numerous platforms, networks, and data bases.
- **Rental market knowledge:** Here is one area where a property manager can really create value. A good property manager will know how much they can get for a property without overpricing it.
- **Collecting rent:** Do you really want to track down your tenants to collect rent each week? A property manager will collect rent on your behalf and deposit it into your bank account.
- **Screening tenants:** Property managers have the systems in place to properly screen tenants, such as by conducting credit checks, background checks and verifying references.
- **Dealing with tenant complaints:** Property managers also have systems in place to handle tenant concerns and complaints efficiently, timeously and professionally.
- **Evictions and late rent:** Unless you're an experienced in the ever-changing tenancy law, it can be extremely difficult to navigate the eviction process or even to strictly enforce rent due dates. A property manager can be an extremely valuable asset if you find yourself needing to deal with non-paying or otherwise troublemaking tenants.
- **Showings:** Your property manager will physically show the property to prospective tenants. Do you have the time to do this and have the people skills to profile the right tenant for the premises?
- **Maintenance and repair help:** Property managers typically have professional contractors, with all the necessary licences and trade qualifications verified, they are on call 24/7 and do work for reasonable and competitive prices. They will know which contractor will be best at specific jobs, and, because these professionals are getting repeat business from your property manager, they tend to do work more quickly and cost-effectively than the professionals and individual could find.
- **Bill payments:** Property managers can handle bill payments on your behalf, including things like property taxes, insurance, and utilities. Never having to worry about your water bills for your investment properties -- they are sent directly to the property manager and dealt with.
- **Professional reports:** Financial year end reporting done all for you.



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