

Why Hire UPM

Low cost + efficiency
= High ROI

Accessibility and follow
through

Timely reporting and
residual payments

NO incremental or
hidden fees

Ultimate Property
Management, LLC

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Case Study: Tenplex



Client Scenario

For 10 years this client received income from their medium-sized complex. But as an out-of-state investor what they never knew was what the profit margin was, if the rents were competitive, what the rents actually were. They didn't know what condition their property was in at any given time. Why? Because they never received regular reports from the property management firm, and the annual reports were vague.

Fast forward, the client visited the property and found out that very little in the way of maintenance had been done. What had been done was of subpar quality and needed to be redone. Worse yet, the client learned the rents hadn't been raised for many years and were far below current market and compatible complexes. Perhaps needless to say, profit was nonexistent.

UPM Solution

UPM recommended the owner make some basic repairs right away, on a prioritized basis with a proposed budget and vendors. We also proposed basic renovation be done on a unit by unit basis, raising rents upon completion, at a competitive level.

Now maintenance requests are addressed in a timely and cost-effective manner, thereby protecting the integrity of the property and its owner's investment.

I have experienced nothing but the best from Ultimate Property Management and really think they have earned a 10 out of 10 rating; A+ in my book. They consistently get market rates or better, and the service is unbelievable. They are the best!

--Mark, Idaho

Results

UPM helped the owner retain good tenants in the face of rent increases by making the basic repairs. Once the first renovated unit went on market, it was rented within 2 weeks. The next was rented in 3. Now all units are rented.

The rent increases represent a 20% gain in revenue, per month per unit. And with accurate and regular reporting the owner can now gauge the revenue and profit to expense ratio. The owner has regained power over their investment with the knowledge that the property is well-managed without their day-to-day involvement.

