



Owner Remodeling Property with Rancho Property Works – adding value and more cash flow to home!

by Jeff Zank, ARM®, President Rancho Property Works LLC, Property Manager, Instructor, Consultant and Investor

I have this awesome owner for whom I manage his properties. I was able to sell him this property for a low price a couple of years ago as the last owner did not want to own investment real estate anymore.

The property was mostly in its 1950s original and needed a lot of updates to bring it up to area standards. We had it rented for a while as-is and the tenants finally moved out leaving a mess behind. This presented the opportunity to make some improvements to the property. In addition, during that time property values and rents went up resulting in this owner having increased equity in the property.

So, we got started! Here's the list of improvements done. First task was to remove all the inside / outside trash to the dump – 7 loads worth! Then we refilled the dog holes in the yard, removed the dog poo and finally rockscaped the back and side yard. We made some stucco repairs, garage door repairs, cleaned up the front yard and added solar lighting. We replaced the original DW and Gas range with nice newer used ones. Replaced the carpets, window coverings and remodeled one of the bathrooms to match the other. New double pane windows replaced the original single pane windows. Lastly some new paint, cabinet stain, new fixtures and cleaning. What a transformation – from a 50s ugly duckling to a desirable more modern place to live!

I put it on the market for 20% more rent. I received almost 100 queries on the property, about a dozen showings, with 4 returned applications back all within 2 business days. The first application was approved and moved them in!

My owner was able to invest a lot of money in these improvements during a hot market where property values and rents are going up due to the low inventory of properties available. He'll get a positive ROI on the improvements as well as increased cash flow all adding value to his bottom line. All work was project managed to the lowest possible costs while adding the most value to the home.

If you, your friends or family need a property manager that understands remodeling properties to add value for both tenants and owners, please call or email me.