



## **Grounds Maintenance - Pro Tip from Sven – Maintaining and Projecting the Asset**

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

Residential Rental Property maintenance is important. Not just repairing things that break or are at the end of their useful life, but also being proactive on other components of the asset. My maintenance lead Sven likes to be proactive as it saves owners money while ensuring a good quality of life for tenants while protecting the asset.

Investment properties are expensive assets for homeowners and or investors so why wouldn't you be proactive in their maintenance. For example, landscaping is expensive and can provide a positive first impression for prospective tenants and or home buyers. This goes for homes, Multi-plex's and larger apartment buildings. If landscaping is poor or outdated condition it can be expensive to maintain and will be a negative factor in buyers / tenants' evaluation to buy or rent. And it's an expense against cash flow for the owner. Rarely do I see a tenants / resident that want to perform maintenance and or have the skills to do so good way. In working with owners, we always recommend getting a professional landscaper to maintain the property – single family homes to apartment buildings. The schedule depends on the property / grounds in need of maintenance.

- Single Family Homes: this can be bi weekly if there is grass to be mowed or 3 to 4 times a year to remove weeds, trim and clean up,
- Smaller 2-to-12-unit plex's: probably 4 to 6 times a year for weed removal, trim and clean up,
- Larger 12-to-24-unit apartment buildings; 6 to 8 times a year for same,
- Still larger 24 unit and larger apartment buildings: 12 to 24 times a year.

It really depends on the property. A good landscaper will tell you how often they need to visit to keep it looking nice.

Sven likes to work with owners on older properties to remodel their landscaping to 1) look more modern, 2) reduce maintenance costs, and 3) increase curb appeal. Landscaping can have a positive ROI. If you are spending a lot of money on weed removal, tree and or shrub trimming, lawn mowing, etc. perhaps it's time for a change. Sometimes you can reduce these maintenance costs with a refresh that's low water use, no grass to mow, little to no tree or shrub trimming and little to no weeds to remove. Win for owners, property managers, tenants, buyers and sellers.

Sven is very good at not just performing work orders but also proactive maintenance of the asset of the owner. If you need a great property manager that has a great handy guy like Sven, call me.