

# SMART OWNERS



2017

"The **SMART** Choice for Property Management"



**Our offices will be open on Monday, July 3rd and CLOSED, July 4th in observance of the holiday. We will re-open on Wednesday, July 5th. We wish everyone a fun and safe holiday.**



We have received numerous calls at the office from HOA's stating that the owner has NOT notified the HOA that we are managing your property. This has been the result of the HOA police sending violations. If you have NOT notified your HOA, please take a moment and send them an email or send them a note and register **SMART** and have them send the violations directly to us. We are losing several days, when the owner in turn sends us the violation.



**SMART is holding at a 99% occupancy rate. We are very excited about that. Tenants are happy and don't want to move. This is great for all! Even though the sales market is up, the rental market is holding about the same. Single family homes and townhomes are holding strong. Condos are still a very soft market—they are holding about the same, but they have been increasing some in rental rates.**



**Lease Renewals:** I am coming up on a year 3 in checking each and every property when the lease comes due. If I can raise the rent I will—but also know that I am in taking into consideration who the tenant is, payment record, etc. The increase has been 50/50—several areas are going up, some are staying the same. If you want to know how I arrive at the increase it's thru the MLS.



**Please remember that if you are thinking of selling—remember the SMART Choice Listing that can now save you thousands. If you have any questions, please direct to Mark Hall, Broker at: [mark.hall@managevegas.com](mailto:mark.hall@managevegas.com) or 702.750.9725x223**



**Finally, we at SMART, would like to THANK YOU for your continued trust and support. We are widely recognized in the Las Vegas valley as one of the premier residential property management companies.**