



THE 12 MOST COSTLY REAL ESTATE INVESTOR MISTAKES AND ***HOW TO AVOID THEM***

Your rental investments will **LOSE** money unless you avoid these costly mistakes. This guide will help you avoid learning the hard way by learning what experienced investors do to improve their return.

Dear Rental Property Owner,

We have been in the rental management business a long time, and hate seeing the same expensive mistakes made over and over. That's why we put together this guide—to help rental owners just like you avoid learning things the hard way.

Whether you're our client or not, we want to save you time, money, and hassle. We hope this is helpful for you, and would love your feedback on any other tips you'd like to contribute for future editions.

Here's to your investing success!

Best Wishes,

A handwritten signature in blue ink that reads "Stewart H. Guthrie".

Stewart Guthrie
President

A handwritten signature in blue ink that reads "Kathryn Guthrie".

Kathryn Guthrie
Broker & Operations

Rental property can be a valuable addition to an investor's diversified portfolio.

Yet most investment property owners don't realize the amount of time, knowledge, and attention rental properties require to lease, maintain, and manage in order to perform well. Every mistake takes a bite out of your profit, your rental home can change from a dream to a nightmare in a hurry.

In this guide, you will learn how to avoid the common, expensive mistakes involving:

- Reducing Vacancies
- Complying with Legal Regulations
- Managing Cash Flow
- Maintaining the Property

As the nation's leading professional property management company with over 30 years of experience, we have seen it all. Whether you are our client or not, we want to help you learn from our experience.

Read on, and we'll show you how to confidently invest in a rental home today.

Costly Mistake #1: **LEASING DELAYS AND EXTENDED VACANCIES**

The average rental vacancy lasts over 28 days, almost a full month without rent coming in. Too many investors take a disorganized approach to leasing and vacancies that can extend this even longer.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

1. MAKE SURE THE PROPERTY IS RENT-READY

If your property does not have curb-appeal or is not ready to show, you will lose out on what could have been reliable tenants while significantly extending the vacancy. The rent-ready process should begin the moment your previous tenant moves out, and includes professional re-keying, lock box installation, and conducting any necessary functional and cosmetic repairs. We offer a free "Rent Ready" checklist to help you get your property ready to rent faster.

2. ENSURE YOUR PROPERTY IS PRICED RIGHT

The rental market is continuously fluctuating, and it is important to know what the market will support. Too high, and you'll discourage tenants from looking, too low, and you'll reduce your profit. (We can offer a free, expert evaluation to help you decide on the best rental price for your property, based on our extensive experience in the greater Sacramento rental market).

3. MARKET THE PROPERTY AGGRESSIVELY

A yard sign and an online listing are a great start, but too many investors stop there, and this adds time to the vacancy. We recommend posting on 20-40 popular websites with video tours and images that attract more qualified applicants to choose from. Hi-Tech entry systems add convenience for you and your tenant prospects, maximizing exposure.

- **A SPECIAL NOTE ABOUT CRAIGSLIST**

Craigslist is free and ubiquitous, making it an attractive media for advertising your vacant rental property. Unfortunately, these same characteristics attract scammers that target both property owners and prospective tenants. Even if you don't fall for a scammer's tactics, you will have to deal with the fallout if a prospective tenant does. Our recommendation is to use different, paid media to market your property online. On the other hand, if you feel you must use Craigslist, monitor your ads and addresses several times a day to ensure that your photos and address haven't been hijacked by an online scammer. Make sure to watermark posted photos of your property with unique identifiers to make them less attractive to scammers.

4. MAKE IT EASY TO VIEW THE PROPERTY

This step can be time consuming, but is critical. In addition to online virtual showings, tenant prospects should have the ability to schedule a live showing 24/7 online and it is important that you respond and show the unit as quickly as they are able to view it.

5. SCREEN APPLICANTS RIGOROUSLY

Selecting the right tenant now prevents unexpected vacancy days and collection issues down the road. Credit, background, employment and rental history checks should be run on all tenants over 18 years as soon as you receive a complete application. Make sure your rental criteria, (how you're going to make your decisions), is clear, legal and in writing!

6. CONSIDER EXTENDED LEASE TIMES

Consider extending the lease so it terminates during a time that allows you time to complete turnover repairs and have the property advertised during an active time in your market's rental season.

7. KEEP TENANTS HAPPY

Once you do place a tenant, responsive and respectful customer service can make all the difference when it comes to lease renewal time. Poor service is a top reason tenants choose to move out, and too often inexperienced investors balk at smaller service costs while forgetting the serious expense of vacancy and leasing.

Every day your property is vacant costs you. A precision process helps you find the right tenant as quickly as possible for a good rent rate.



Costly Mistake #2: POOR RENTAL PROPERTY SELECTION

Put simply, some rental homes are easier to rent than others. This can make a difference on how long your property stays vacant, how many applications you have to choose from, the type of tenants interested in renting the property, and ultimately, the return on your investment.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

When choosing a rental property investment, consider the following:

1. LOCATION

This is real estate after all, so location, location, location will play a critical role in the amount of effort required to manage the property. How good are the area schools? How close are public transportation, shopping and local amenities? Is the area safe? Renters are interested in the same things you are.

2. MUNICIPAL REGULATIONS

Different cities have different ordinances and regulations for landlords; some municipalities have registration and/or periodic inspection requirements, where others may not. The regulatory environment where your investment property is located can have considerable impact on your management burden.

3. HOA CODES

These organizations add their own regulations and potential fees for violations that can add additional time, cost and hassle. Does the HOA require input on the tenant selection process or is there a limit on the number of units within a given HOA that can be rental units? This can be an ugly surprise for a property owner or tenant when the oversight is discovered.

4. AREA RENTS

Not all markets are created equal, so look in neighborhoods with lower vacancy rates, higher rents, and where values are appreciating. This is where seeking local professional expertise can be particularly important.

5. PROPERTY FEATURES

With more families seeking to rent long-term, seek out single-family homes that support a family lifestyle, with three or more bedrooms and a fenced yard. Fewer customizations and a home less than 15 years old will help you keep your maintenance costs down and attract tenants. On the other hand, avoid small or quirky layouts, unfenced yards, and busy streets which can turn off prospective tenants. Older homes typically have more attractive price points, but they can be more expensive to maintain and repair.

LOOK FOR	AVOID
3 or more bedrooms	Under 1000 sq. ft.
2+ bathrooms	No fence, busy street
Fenced yard	No master bathroom
Standard layout	Overly customized
\$1100-\$1400/mo. rent rate	Unusual layout
In-home laundry hookups	25+ years old
Less than 15 years old	Swimming Pools/Spas

If you are in the process of selecting a rental property, make sure you make your decision from the perspective of successful long-term management of your rental unit. You will be glad you did.

Costly Mistake #3: SHOWING THE HOME BEFORE IT IS READY

The majority of interest in a rental home will come immediately after listing. If the home is shown before it is “Rent-Ready,” (clean, repaired and vacant), the bulk of prospective tenants you’ve paid for through your marketing efforts will be lost. Our experience has shown that it is difficult to see beyond a current tenant’s belongings, incomplete cleaning or needed repairs and they cannot visualize themselves in the property with these conditions.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

When you are preparing your property to rent:

- 1. Contact us** to request our free, handy Rent-Ready Checklist and complete all the items as quickly as possible but before listing the property.
- 2. Think long-term** when deciding what needs to be done. Of course, you want to make cost-effective decisions and not put more funds than necessary in the property, but skimping up front can end up costing more if it means more frequent replacements, maintenance, and repairs. This can also cause unhappy tenants and more vacancy time down the road.
- 3. Get a second opinion** prior to listing from someone you trust or a property management professional. Another set of eyes can help you see the rental as a tenant would, whereas too often the property owner only sees potential expenses.

4. Avoid showing a rental before the prior tenant has moved out. While it may be allowed in your lease, it can be inconvenient and frustrating to the current tenants and makes it much more difficult for tenant prospects to envision themselves in the home. It never helps to have current tenants sharing their daily living sights, sounds, smells, moving messes, and opinions with prospects.

The more attractive the property, the easier it is to lease it quickly to the most reliable tenant possible. And remember, it's difficult for tenants to see what a home "might" look like, so don't market and show the property while being remodeled.



Costly Mistake #4: CARELESS TENANT QUALIFICATION

Poor tenant qualification often leads to rent delays, property damage, increased vacancies, increased legal liability, and a greater likelihood for eviction.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

Proper tenant screening from the beginning can save you a great deal of time, headaches, and lost revenue down the road.

- 1.** Require an application for every tenant over 18 years of age.
- 2.** Verify a combined tenant income of at least three times the rent rate.
- 3.** While poor credit can be common with tenant applicants; avoid recent evictions and judgments and request written explanations of late payments and unpaid balances.
- 4.** Verify at least the past two years of rental history with previous landlords and ask if there was any major damage to the last house or apartment.
- 5.** Make sure you comply with anti-discrimination laws and the fair credit reporting act throughout the screening process.

Here at Real Property Management SAC-METRO, our process includes expedited credit, employment and rental history checks in compliance with relevant real estate laws. You need to do the same in order to protect yourself, your cash flow, and your property by placing the most qualified tenant possible.

Finding quality tenants can mean the difference between a smooth experience and a rocky one. Many investors forget the importance of thoroughly screening tenant applications for everyone over 18 years old applying to live in the property.

Costly Mistake #5: **UNPLEASANT TENANT INTERACTIONS**

Rental property owners are often emotionally tied to their property. The transition from personal home to rental unit can be especially hard for people who have lived in and loved a home for a long time. When tenants don't treat the home as you would (and generally renters don't provide the same level of care as homeowners), the owner can feel personally wronged, angry, and violated.

This can impact the landlord/tenant relationship and create a direct financial impact in the form of more frequent turnover and decreased care of the property.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

When your home becomes a rental unit, the home is now classified as a business investment. While you may be personally attached, this business venture needs to be approached objectively (not emotionally) to bring you the best return and protect you from potential costly legal ramifications. Believe it or not, your ability to personally

detach can impact your success real estate investment business. Here are some important tips for success in dealing with the transition in a way that will help you, and your tenants, have a more positive experience:

1. View yourself as a business owner rather than the homeowner.
2. Even with careful tenants, normal wear and tear will happen. The home won't look the same inside in three, five or ten years as it does today.
3. If you do intend to move back into the home later, you still need to operate your rental like a business until the day you move back in.
4. If your tenants don't lovingly attend to your landscaping or other little details in the home that were important to you, don't take it personally, simply enforce the lease terms to ensure proper care.
5. Take some time to make the mental adjustment, and you will be more successful, comfortable and prepared as you enter this new business venture.

While you may be reluctant to let what may have once been a special place be reduced to a business transaction, it truly does help you stay objective and make smarter decisions that bring better results and more importantly, less stress. For example, as a professional management company, we bring considerable resources to bear in the service of our property owners every day. It is interesting to note, however, that many of them have told us that simply having a professional, dispassionate intermediary standing between them and tenant, is most important.



Staying emotionally detached from your rental home and keeping your interaction with tenants on a business level isn't always easy. Yet, your rental property is a business, and needs to be operated in a businesslike manner.

Costly Mistake #6: **FAILING TO MAINTAIN A RENTAL PROPERTY**

Many inexperienced investors hold to the myth that avoiding needed repairs will save them money. They learn too late that addressing repairs quickly and cost-effectively prevents more expensive problems from developing while avoiding tenant turnover. Ignoring maintenance requests is the number one reason tenants vacate a home, and tenant turnover is expensive. By unwisely scrimping on maintenance, investors can lose much more in the form of vacancy days, marketing costs, and preparing the unit once again.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

At Real Property Management SAC-METRO, we've learned by experience that retention of long term tenants is the number one variable in achieving your investment goals. Your tenants are your customers, so keep them happy, and you'll stay in business profitably! Plus, ignored problems usually become much more expensive to fix over time, and can expose you to liability.

1. Deal with tenants in a fair and honest way.
2. Quickly respond to legitimate tenant needs.
3. Take care of the property, and your tenants will be more likely to do the same.
4. **DO NOT** have tenants perform maintenance. It raises questions of liability, quality and accountability.
5. Address all safety and health issues in compliance with all regulations.

6. Develop and stick to a preventative maintenance/ inspection protocol. It will save money in the long run.
7. Develop relationships with vendors in the trades you will need in order to engage repairs on your rental property, (at least for emergencies or for technical/high liability repairs to plumbing, electrical and HVAC systems).
8. And finally, **be the landlord you would like to have.**

Outside of an eviction, maintenance is perhaps the greatest pain point for rental property owners. As much of the required maintenance is "break-fix," it can't be planned, so it interrupts the flow of their life.

If the investor is busy or is, (rightly) concerned about getting repairs completed quickly, they must take the time to develop a list of local vendors that are competent and appropriately licensed and insured against liability. This is critical, as the landlord can be held liable for loss or damages resulting from work he or she engaged.

Finally, when working with a new vendor, the investor should budget the time to personally inspect the repair, at least until investor and vendor have established trust.

You will keep reliable, responsible tenants and avoid vacancies by being the kind of landlord you would like to have.



Costly Mistake #7: INADEQUATE RENT COLLECTION PROCESSES

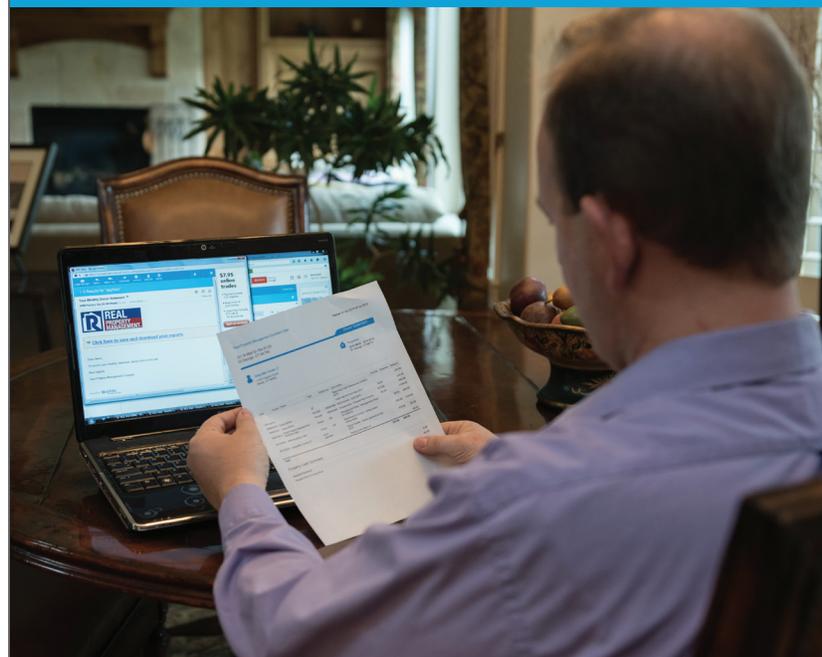
To the novice rental investor, rent collection sounds easy: the rent comes in on time and the check always clears, right? But it doesn't take long for rental property owners to see it is not quite so simple. Even well-screened tenants can run into financial difficulty and the owner finds themselves in the collections business, maybe even wading through legal problems and the eviction process. If you are managing the property yourself and you are unfamiliar with notice, collection and unlawful detainer protocols, you may unwittingly prolong the process.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

Our rent collection process is designed to address all the common delays, and you need to do the same:

1. The process starts back at the beginning with rigorous tenant qualification.
2. Set expectations with tenants early about the collections process if rent isn't paid.
3. Communicate expectations and firm-but-fair rent policies up front.
4. Offer tenants incentives for paying rent on time, if possible.
5. Offer technology-driven payment to allow tenants to pay online for faster, electronic funding.
6. If rent is not paid in a timely manner, initiate an automated collections process that begins to resolve the matter as quickly as the law allows.
7. Consider partnering with a third-party manager or collections office to enforce a respectful-yet-tough process to diligently, yet professionally, enforce the lease.
8. Should an eviction become necessary, don't delay. It is essential to move as quickly as the law allows to avoid extending an already expensive and time consuming process.
9. Stay up to date on the relevant laws and regulations, particularly time-sensitive clauses.
10. Finally, let the process, not emotions, dictate your actions. Your tenants are adults and you have set expectations early, clearly and respectfully, so the outcome is in their hands.

Rental success hinges on consistent rent collection. You can't afford to have anything less than a firm-yet-fair collections process system in place for your rental investment.



Costly Mistake #8: **EXPENSIVE REGULATORY VIOLATIONS**

Owning rental property without being mindful of all of the potential legal pitfalls can be a very costly proposition for investors. It is important that you avoid the risk, liability and expense of too-common mistakes like these:

1. Non-compliance with the Americans with Disabilities Act due to access, discrimination, or restricting/charging for service animals.
2. Violating federal and/or Fair Housing laws by giving the impression of discrimination.
3. Failing to comply with habitability laws can increase your liability, cause expensive regulatory action by local government agencies and can even shut down your rental business altogether.
4. Hiring an unlicensed or improperly licensed maintenance company to handle a repair or property management.
5. Neglecting federal and state regulations on the maintenance of smoke alarms and carbon monoxide detectors.
6. Not understanding/honoring municipal codes defining "Local Contact" requirements.
7. Hiring out management activities that can or should only be conducted by the property owner or a licensed real estate agent.
8. Improperly handling security deposits and funds in violation of trust accounting laws.
9. Failing to keep the necessary records, the primary source of "reliable" information in litigation. These include all documents relating to accounting, expenses, correspondence, notices, complaints and leases. These documents must be maintained long after the tenant has vacated your rental unit.
10. Failing to keep personal tenant information confidential to avoid liability.

And these are just a few of the federal, state, local and industry laws and regulations investors must know and comply with in order to avoid litigation, liability and expense.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

Regulations apply to rental property owners at the local, state and federal level. It is essential that you continually work to stay current on the wide range of continually shifting applicable regulations to ensure you are protected, including:

- State property code laws
- Local city ordinances
- Fair Housing Act & ADA
- Department of Real Estate
- Tenant screening regulations
- Real estate contract law on residential leases
- Trust and escrow laws on security deposits and monthly rental payments
- Tenant and landlord maintenance laws
- Collection and eviction laws
- Property inspection regulations

There are dozens of applicable laws, ordinances, regulations that carry potential risks and financial liability when you own rental property. It is critical that you, or a professional property management provider, remain current on all applicable requirements to help you avoid costly mistakes.

Each rental property comes with its own package of rules, laws, and regulations. Not knowing a law does not exempt you from hefty violation fines.

Costly Mistake #9: **NEGLECTING REGULAR PROPERTY EVALUATIONS**

Experienced residential investors know that a lot can happen to a property between tenants the day that a tenant moves in and the day they move out. If the only time you walk through the property is at move-out, you are doing yourself—and the property—a disservice.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

1. Set the expectation with your tenant that property inspections are part of renting the property.
 2. Schedule any inspections early in the tenancy and stick to the schedule
 3. Give sufficient notice before arriving at the property. In person, phone and email notifications are necessary. Posting a notice at the property and mailing a notice is required if the tenant is non-responsive.
 4. Have a copy of your lease and supporting documents with you to reference in case you suspect the tenant is out of compliance.
 5. Take photos to support exceptions noted on paper.
 6. Consider using an inspection application on a phone or tablet where photos and comments are recorded electronically.
 7. Define your inspection policies and rules. Make sure your policies are more than just logical and considerate, make sure they are LEGAL.
- What do you do if you find that tenants have changed or added locks and certain areas of the property are not accessible?
 - What if the tenant says they will meet you and don't?
 - What if the tenant bars access to the property, even if you supplied appropriate notice?
 - What preventative maintenance can you perform while you're on the property?

If you are not conducting regular inspections in compliance with all regulations, it's time to start protecting yourself—and your tenants.

One of the best ways to protect yourself and your rental property is by conducting regular property inspections to catch maintenance issues before they become more expensive while ensuring lease compliance.



Costly Mistake #10: **INEFFICIENT OR OVERLOOKED MAINTENANCE**

Maintenance is an ongoing need for any home, and a rental home is no different. An efficient maintenance strategy must balance the need to keep your investment property functioning properly and in compliance with codes, while keeping your own costs as low as possible.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

No matter how ideal the tenants, appliances break, systems wear out, and little things will need attention. Here are the three most important things you need to know about property maintenance:

1. Plan for maintenance costs—it's simply part of owning rental property. A common guideline is to set aside 10% of the rent per month to allow for ongoing routine maintenance and make-ready costs when tenants move out. The older the home, the more you should set aside. Understand that you may go several years without a major expense; Unfortunately, this frequently means that when something does break, it's big.

2. Develop and follow a Preventative Maintenance Protocol.

Your property has consumable/wear items or predictable seasonal needs, such as HVAC filters or fall gutter cleaning. Take the time to do that work or engage a vendor to do it for you. You will save money on decreased wear and limit surprises, even though they can't be eliminated.

3. Respond promptly when maintenance is required.

Your tenants will feel valued when you respond to their needs, and they are more likely to care for the home if they see that you do, too. **IMPORTANT NOTE:** They will get frustrated if they have a hard time making contact with you.

4. Take care of all safety and health issues between tenants.

Study up on what is needed to meet codes and safety standards, and continue to keep an eye on your property.

**A cost-effective, proactive
maintenance strategy is
necessary to reduce vacancies,
comply with codes, and lower
your maintenance costs.**



Costly Mistake #11: **POOR CASH FLOW MANAGEMENT AND UNREALISTIC PROJECTIONS**

Most rental property owners are trying to earn extra monthly income, build equity through appreciation and principal reduction or, (unfortunately), are simply trying working to break even (or lose less) on a house that can't be sold for what is owed to the bank. Like most business ventures, rental property requires regular investment. Rental owners need to be prepared to make capital outlays to maintain the property.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

1. Take stock of your financial situation.

Not everyone is well positioned to own rental property. Can you afford to perform necessary repairs? If a call requiring a \$250 repair puts you in a panic, it may be that this is not the right time for you to be in the rental property business.

2. Don't count on "best case scenario."

In the rental investment business, you need to expect the unexpected. Your "break even" scenario must allow for a maintenance reserve, vacancy and profit, (building a rental empire solely on projected appreciation is a very dangerous game).

3. Understand that the money flows both ways.

Too many people think rental investments are as simple as collecting a rent check and letting the tenant pay off your mortgage. The reality is that you will spend 10-25% of the annual rent on maintaining the property; plan accordingly.

4. Consider professional management. Self-managing almost universally costs more than professional asset management due to the hidden costs of longer vacancies, deferred maintenance, code violations, and poorly selected tenants—competence pays for itself.

Not everyone is cut out for rental investing. It's important to be realistic about the costs, headaches, and demands of this industry.



Costly Mistake #12: **USING NO OR UNQUALIFIED MANAGEMENT TO “SAVE MONEY”**

There comes a point where your investments can suffer without adequate professional management. In general, you wouldn't trust your mutual funds to an inexperienced but willing neighbor or friend, yet too many investors are willing to place valuable assets—their rental homes—in unqualified hands. Many seasoned investors who have spent any time in self-management (typically early in their career), look back and wish they had considered outsourcing sooner.

REAL PROPERTY MANAGEMENT SAC-METRO RECOMMENDS:

1. Require qualifications—even of yourself. Successful rental investments require a deep understanding every aspect of the property management cycle, so if you are not already an experienced property manager, you will need to take the time to learn the complexities of the business. Don't cut corners. In addition to education and licensing requirements required by some states, invest the time and efforts necessary to master the requirements of trust accounting, all applicable regulations and codes, the systems and processes needed to avoid vacancies and cash flow issues, the marketing efforts that are most effective in your area, cost-effective maintenance resources, your customer service plan, and requirements for the collections and evictions process.

2. Decide how much your time is worth. Proper management requires continual attention and around-the-clock availability. If you earn \$100,000 per year and work five days a week, 50 weeks a year, your hourly pay is \$50 an hour, so if you are accustomed to making more than that, it makes more sense to hire out. Smart investors know: Never perform work below your pay grade.

3. Learn from seasoned investors. Here at Real Property Management, some of our most appreciative clients used to self-manage their properties or used cut-rate discount shops before they learned their investments performed better with professional asset management. Too many of them learned the hard way that it wasn't as simple as they'd hoped, and are now happy to leave it to the full-time professionals.

Put simply, a professionally managed property will get you a better return and help you avoid costly mistakes and missed details. Unless you enjoy late night maintenance calls, dealing personally with tenants and continual unexpected interruptions, you are wise to save yourself both time and money with professional management.

Too many rental owners “step over a dollar to pick up a dime,” believing if they self-manage their property or go with a friend or family member, they will save money. In fact, a mismanaged rental property is much more costly while dramatically impacting quality of life.

Now that you've read this guide, you may still have some questions.

If you're worried about the costs and complexities of staying in compliance, keeping your rental up to code, and making sure you get the maximum amount of rental income for the minimum amount of your time and energy, then maybe we can help.

This report entitles you to a Free Rental Gap Analysis.

Want to know exactly how your specific property should be performing in the Greater Sacramento market? Here's how:

- Simply fill out the form that came with this report, or
- Call Stephen at 916-452-5000, or
- Send an email to sshaynes@Rent916.com

Mention "The Twelve Most Costly Real Estate investor Mistakes and How to Avoid Them" and ask for your Free Rental Gap Analysis. We will show you, in black and white:

- Your rental property market rent rate
- Your performance compared to other similar properties
- The risks you may (unknowingly) be exposed to
- Just how much money you may be leaving on the table, and
- The steps you can take to make your property get a better return

We normally offer this service for \$247, but is yours FREE if you call in the next 30 days. There is no obligation. Simply call 916-452-5000 today!

Make no mistake, rental management can be a smart investment, but it is also a tough business. This industry requires extensive time, experience, and continual effort to stay abreast of market and regulatory changes. We created this guide to help you avoid the too-common mistakes that make rental investments a nightmare for too many.

In the end, we have seen by experience that like any investments, rental investments bring a better return when they are professionally managed. We offer hassle free property management that maintains your home, stabilizes your cash flow, and minimizes your risk.

Real Property Management SAC-METRO is your local expert that can do it all for your property investment. Call us today for more information.

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