



FIRST STAY REALTY INC.

FIRSTSTAYBC.COM | 778-317-6393

#204-1118 HOMER STREET VANCOUVER, BC, V6B 6L5, CANADA



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ABOUT US

FIRST STAY REALTY INC.

We can help Landlords to determine as part of their investment property strategies and business planning, whether to rent out their rentals as fully furnished, partially furnished, or as empty and unfurnished units. Each one of these options has its own set of pros and cons which landlords should weigh very carefully against each other, against the current rental market, against the functionality and purpose of the property itself, and, lastly, against the targeted tenants. We have the skills and resources necessary to help you accomplish your rental real estate goals.



FIRST STAY REALTY INC.

RELIABLE EXPERTS IN RESIDENTIAL AND
COMMERCIAL PROPERTY MANAGEMENT



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WHAT DO WE DO?

- ✓ **ASSIST REALTORS**
- ✓ **PROPERTY MANAGEMENT**
- ✓ **STRATA MANAGEMENT**



**BEST BUSINESSES
IN
CANADA
2023**



**BEST BUSINESSES
IN
CANADA
2023**



CONDO



HOUSE



COMMERCIAL



**PARKING/
STORAGE**

LISTING TIMELINES

EXPECTED TIMEFRAMES



**PREPARATION
PHASE**

**LISTING
SETUP**

**PRE
MARKETING**

**ACTIVE
MARKETING**

**POST
CONTRACT**

PROPERTY MARKETING

- First Stay BC creates an online marketing plan for your property
- Marketing across the various platform like Facebook groups, Zumper and craigslist, and Liv rent which gives maximum exposure
- New property advertisements posted every day
- Hire a professional photographer



PROPERTY MANAGEMENT SERVICES

- Rent appraisal - Market rental analysis. Rental prices tend to increase greatly in the summer season and tend to go down during the winter season
- Screening tenants - Credit check, employment verification and background check

Property Management Services

- **Negotiating the lease** - Lease drafting including a customized Addendum for each property, and lease execution.
- **Inspections report** - The rental inspection is essential as it allows you to compare the property's condition at the start and end of the tenancy.
- **Arrangement for regular maintenance services** - We make arrangements with specialized trades for maintenance and repairs that cannot be handled by regular property maintenance staff.
- **Final documentation** - Once a tenant has been placed in the property a file of documents is maintained which includes -

- 1) Background check report
- 2) Move-in inspection report
- 3) Receipts of all deposits paid

COVID-19

RENTAL DURING PANDEMIC

- Virtual showings available
- Digital agreements
- Ensuring that masks, gloves, and hand sanitizer are available
- Ensure that viewers maintain social distancing during the showing



RENTALS

- **FURNISHED AND UNFURNISHED RENTALS**
- **TRANSITION FROM SHORT TERM RENTALS**
- **DOMESTIC MIGRATION NOTICED WHEN TENANTS HAVE RELOCATED FROM DIFFERENT PROVINCES DURING PANDEMIC DUE TO WORK**





FURNISHED AND UNFURNISHED RENTALS

- A well-furnished property rents for 25 to 75% more than an unfurnished property.
- Tax deductions-You can deduct a percentage of the cost of goods for tax purposes
- An initial investment in furniture is recovered within the first year
- More well maintained property



HOW CAN WE ASSIST YOU?

- In case you need an apartment for relatives and friends coming to Vancouver
- If you need an apartment to stay in during house renovations or insurance claims
- Rent a place with us in case you have sold your house and are in process of buying a new one

FIRST STAY REALTY INC.



BENEFITS OF USING OUR SERVICES



- **LESS STRESS**
- **MAXIMIZED RETURNS ON YOUR INVESTMENT**
- **DECREASED TENANT TURNOVER**
- **REGULAR PROPERTY MAINTENANCE**
- **ALLOWS INVESTORS TO BUILD PORT FOLIO'S**
- **TIMELY RENT PAYMENTS AND RENT INCREASE**
- **REFERRAL FEES**

Let's connect on social!



FACEBOOK

www.facebook.com/firststaybc



TWITTER

[Twitter.com/firststaybc](https://twitter.com/firststaybc)



INSTAGRAM

www.instagram.com/first_stay_bc





KEEP IN TOUCH

HOW TO REACH US

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PHONE NUMBER

778-317-6393

UNDERSTANDING THE RENTAL INCOME VALUE OF YOUR HOME IS A CRUCIAL STEP IN DETERMINING A SPECIFIC MARKETING PLAN FOR YOUR PROPERTY.

WE PROVIDE DETAILED, COMPREHENSIVE, FREE HOME EVALUATIONS. THESE COMPLIMENTARY EVALUATIONS ALSO CAN HELP YOU DETERMINE TRENDS IN YOUR NEIGHBOURHOOD AND OTHER IMPORTANT STATISTICS.

WE LOOK FORWARD TO HEARING FROM YOU. THANK YOU.

HOPE TO WORK WITH YOU SOON!

