



# CENTURION MANAGEMENT SERVICES

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## Helping You and Your Tenants Plan for Natural Disasters and Emergencies

Emergency situations such as fire, extreme weather and power outages can happen without warning. By taking the time to prepare for a possible disaster now, you, your family and your tenants will be equipped to handle a crisis should one ever occur. As a landlord, you have no legal obligation to help keep your tenants safe during a natural disaster, but if you care for your tenants, your tenants will care for your property. At Centurion, we believe that all of our owners and tenant are part of our family. Here are some tips for both you and your tenants.

### Fire Escape Route and Meeting Spot

It can take a mere five minutes for a fire to engulf your entire home. This is one reason having an escape plan is so important. Include at least two exit routes in your plan in case one is blocked, and designate a safe location for everyone in your household to meet. Identifying a secondary location outside your neighborhood is good to have in the event it's not safe to return or you're asked to evacuate.

### List of Emergency Contacts

Make laminated cards with a list of important phone numbers for each family member. This might include contact

information for the local authorities and emergency services as well as your nearest relatives.

### Home Safety Items

Be prepared in case an emergency does occur by having these home safety items:

- **Fire Extinguisher** – Keep one on each floor, and check them annually to make sure they're functioning properly.
- **First-Aid Kit** – Store it in a central location, such as the kitchen, and make sure everyone knows where it is.
- **Smoke and Carbon Monoxide Detectors** – Install detectors in each room and test them once a month. Use long-life lithium batteries to cut back on replacements.
- **Food and Water** – Put together a three-day supply of nonperishable foods and at least three gallons of water for each member of your household.

There's often very little time to react in a crisis. But with a little planning and prep work, you can be well-equipped and ready to respond accordingly.

## DID YOU KNOW?

Looking to buy additional income property in Las Vegas? You might want to hurry, as prices are rising fast—and showing no signs of slowing down.

The recently released Standard & Poor's/Case-Shiller Home Price Index shows home prices, as well as rental rates, particularly in Las Vegas are increasing steadily.

Las Vegas saw home prices and rental rates jump 10.6% from November 2016 to November 2017.

**Thinking of buying, selling,  
renting or have general  
questions about real estate  
investing? Call us! We're  
Here to Help You!**

## Las Vegas Rental Market is Hot!

If you're looking to rent a home in the Las Vegas area, then you know the struggle is real right now. Centurion rental listings are going at a speed I've never quite seen before says Culotta.

Centurion's Broker and Property Manager, Sam Culotta deals with a lot of rentals. "The housing rental market is very hot right now," said Culotta.

He says it's always been hot but even more so in the past couple years in Las Vegas. The job market in Las Vegas is better than the national average, so many people are coming to Las Vegas with their families to work.

The most popular type of home people want to rent is a 3 to 4 bedroom with 2 baths in good condition. Renters with children want to near schools and parks.

Here are three examples of homes that

have increased their monthly price over the last four years.

One of them near Lake Mead and Highway 215 went up \$300 per month since four years ago. Another one near Sahara and Interstate 15 went up \$125 per month. A third, near Summerlin went up \$320 per month since four years ago.

On average, Culotta says there's been a 30% to 35% price increase in rental properties over the last few years. He doesn't see it slowing down any time soon because of the high demand.

Culotta often tells prospective tenants, if you're looking to rent a home in the Las Vegas area, be prepared to wait a while, act quickly, and spend a little more than expected. This is very good news for income property owners who can choose tenants who have a good rental history.

## Income Property Buying Tips

Are you considering buying more income properties in Las Vegas' hot market? Here are some of our best tips. Remember, Centurion can act as your agent to ensure that you are getting the best buy possible. Centurion is pleased to offer clients a 1% commission discount.

### Condition Of The House

There's nothing wrong with buying a fixer-upper, but you need to be realistic about the time and money it'll take to make an ugly duckling shine again.

After receiving a thorough inspection by a qualified professional, ask yourself how many of the repairs you can do on your own, and how many would require outside contractors. You'll want to make sure that you fix all serious issues before anyone moves in, as an unsafe house can lead to grave consequences if tenants be-

come hurt or sick.

Calculate how long the repairs should take. If the house needs to be vacant for months while renovations take place, it may not be worth it. After all, there's nothing more discouraging to landlords than an empty house that isn't bringing in any income.

### The 1% Rule

Every investor has their own goals when it comes to returns, but most will agree that the income from an investment property needs to abide by the 1% rule.

For example, if you buy a house for \$100,000, it would need to bring in \$1,000 a month. This amount is determined by a simple math equation: taking the estimated monthly rent and dividing it by the price of the house ( $\$1,000/\$100,000 = 1\%$ ).

### Property Management

At Centurion we try to make being a landlord as easy and as profitable as possible for you. We can do regular market price evaluations, coordinate repairs, arrange regular physical inspections, provide you with income tax statements and much more.

*Without you, there would be no Centurion, so we're to help you in any way we can.*

## Centurion Team News!



Many of you have probably spoken to or emailed Maddie in the Centurion office. She is an important part of the Centurion team. Madisyn Delaney married Nicholas Reale on March 24, 2018 at the Red Rock Country Club.

Maddie and Nicholas who were high school sweethearts, are now husband and wife!

***Congratulations Maddie and Nick!***



Centurion owners, Sam and Shari Culotta, with their children, Skylar (center), Christian (top center) and Courtlin (right).

*Sam and Shari send a big 'thank you' to all Centurion clients. "We appreciate all of our clients who become family to us" stated Sam.*

### In Memory of Ms. Mia Banks



*Centurion friend and client, Mia Banks, died April 15, 2018. Ms. Banks was 54 years old. Ms. Banks was Vice President of Casino Operations at the Venetian Resort. Centurion sends its deepest condolences to her family and friends.*