



CENTURION MANAGEMENT SERVICES

A Platinum Group Company

2920 North Green Valley Pkwy
Building 2, Suite 218

Henderson, NV 89014

702.435.7368

1.888.990.3750

702.433.9727 fax

www.CenturionMgmt.com

email: info@CenturionMgmt.com

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Rent Ready in No Time!

by Shari Culotta

A *well-presented* house appeals to more renters, meaning it will rent faster and for a higher price. But it is also important to get it rent ready as quickly as possible. At Centurion, we can get your house or condo ready to rent in less than 7 working. That's our promise to you! The standard for the Las Vegas area is 30 to 40 days.

Most tenants decide whether to look inside a house based on its curb appeal, which is the view they see when they drive by, arrive for a showing, or see photos online. We make sure renters want to come inside your property by, paying attention to the details.

When Centurion prepares to rent your property, think about how much money you can spend on the home's curb appeal, and

how much you should spend preparing the interior, weigh the value of these costs against how much improvement you will actually make in return. Will a new roof make your home rent faster than a new coat of paint on the front door? Are granite countertops so much better than the original laminate counters?

Renters will be impressed by a brand-new roof and marble countertops, but they are not likely to give you enough extra money to pay for it in the long run. There is a big difference between making minor and inexpensive cosmetic touch-ups to your house, such as new carpet in the entryway and a fresh coat of neutral paint in the living room, and doing extensive costly renovations. (a new kitchen)

Before renting your property, we take the time to maximize its appeal. We get into our cars and look at it as if it is the first time; we see it through a fresh set of eyes. What immediately attracts us to the home and what bothers us? Is the mailbox leaning? Does the siding need washing? How does it compare to the immediate neighbors?

There are many easy and inexpensive ways Centurion can enhance the curb appeal of your property:

- Keep the lawn edged, cut, weeded, and watered.
- Walk the fence perimeter to ensure it is sturdy and will not damage a tenant's belongings or physically injure a tenant. This also applies to decks and railings.
- During the cooler months, place beautiful potted plants by the entryway.

- Make spot repairs on cracked or peeling paint on doors and windowsills.
- Repair any loose walkways, pavers, or driveway concerns.
- Keep the garage door closed, clean, and lubricated.
- Move any personal property that is not included in the lease.
- Remove any clutter, including garden gnomes, plastic pink flamingos, broken sprinklers, and leaky water hoses.

Centurion will also maximize interior appeal by:

- Thoroughly clean every room.
- Hire professional carpet cleaners.
- Repaint soiled or strongly colored walls with a neutral shade.
- Remove pet, food, and smoke odors, which are quick turn-offs for prospective tenants
- Replace window blinds, curtains, and drapes if necessary.
- If there is a fireplace and chimney, we have it professionally inspected, repaired, or closed off.
- Ensure all smoke detectors and carbon monoxide detectors are functioning and securely installed on walls or ceilings.
- Repair cracks and damage in sheetrock, wallpaper, paint, and floor tiles.
- Repair dripping faucets and showerheads.
- Clean any appliances that are included in the lease. The refrigerator, oven, and dishwasher must appear spotless.

Great News to Make Your New Year a Little Brighter!

The Las Vegas rental market continues to outperform many other large U. S. cities. It is estimated Las Vegas will acquire another 600,000 residents by 2025. Just 7 years from now. It's a great time to own investment property in Las Vegas. The next three to five years will only see greater increases in rents and lower vacancy rates.

Centurion Management would like to take this time to thank you for your continued support over the last year. We also want to respond to owner inquiries regarding how the rental payment process works and what is currently happening.

Centurion Management has experienced a high ratio of NSF checks and credit card disputes with the FREE online portal service available to all tenants. Some owner payments have gone out later than usual. We apologize for any inconvenience this may cause you. Please feel free to call us to discuss your particular situation.

We Love Referrals!

Do you know other property owners just like you? If you refer them to Centurion and they sign a one-year property management contract, that means money in your pocket?

Call Centurion today for more details.

702-435-7368

DID YOU KNOW?

That in 2017 Centurion spent over \$10,000 in postage!

Wow! Within the next six months Centurion will go completely electronic sending and receiving payments. Including to our vendors and owners!

Watch for more details!



Centurion has partnered with the Urban Seed Foundation. We hope you will join us. Urban Seed Foundation is committed to ending food deserts, creating a sustainable model with all at-risk communities by delivering meals in the Las Vegas area.

Go to <https://www.urbansedinc.com/> to donate. Thank you.