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INSIGHT FOR RENTAL HOUSING PROFESSIONALS

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Published in association with Multifamily NW and Rental Housing Alliance Oregon

Protecting Pet-Friendly Properties

Holly Welles

Before you included a pet policy in your lease, you weighed the pros and cons. On the one hand, you would increase interest in your rental properties and improve their profitability. A pet policy would have clear benefits for your bottom line. On the other hand, you would have to spend a significant sum of money on maintenance. The condition of your rentals could suffer. The repair costs would add up quickly over time. So how do you address these issues?

1. Take Precautionary Measures

Even a minor adjustment to the interior of a rental is enough to prevent damage. When you replace a set of longer curtains with thick blinds, you stop curious kittens from testing their claws. To provide another example, you can encourage your tenants to place a waterproof mat beneath their pet's food and water dishes. It's a relatively simple addition that will guard against moisture and preserve the condition of your properties.

2. Install Scratch-Resistant Flooring

You may feel like your flooring's

See 'Protect' on Page 4

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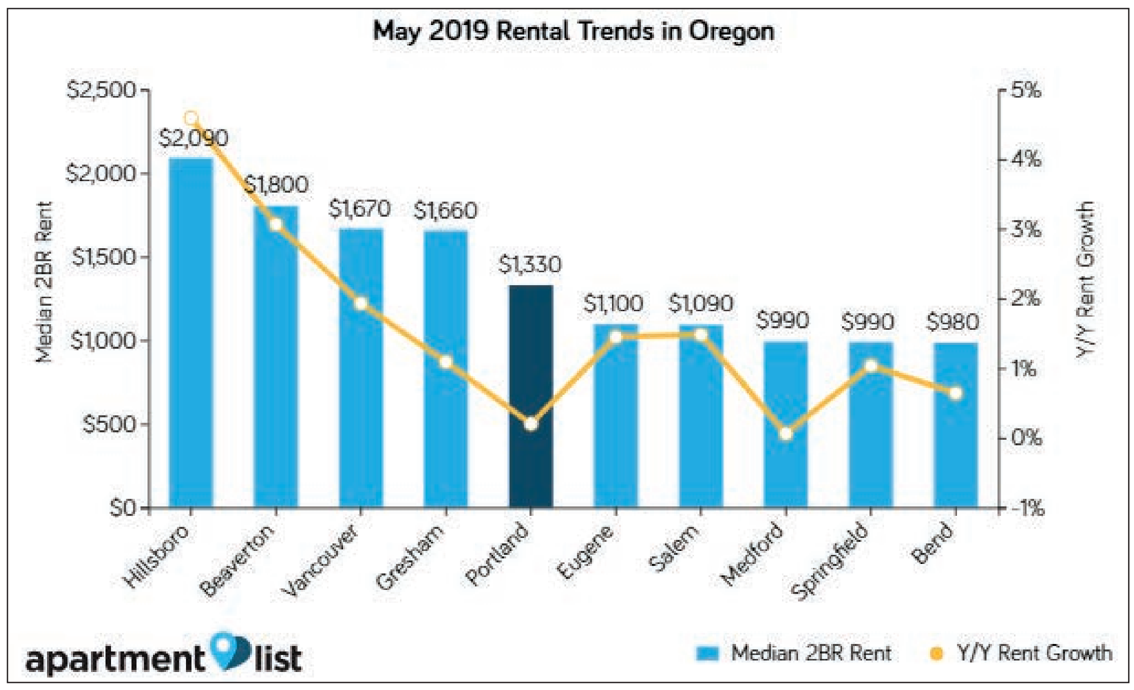
Eugene, Salem Rents Decline for Second Straight Month

Apartment List

Eugene rents have declined 0.4% over the past month, but are up slightly by 1.4% in comparison to the same time last year, according to the latest report from Apartment List.

Currently, median rents in Eugene stand at $820 for a one-bedroom apartment and $1,100 for a two-bedroom.

This is the second straight month that the city has seen rent decreases after an increase in March. Eugene's year-over-year rent growth leads the state average of 0.9%, but trails the national average of 1.5%.



Salem rents have declined 0.6% over the past month, but are up slightly by 1.5% in comparison to the same time last year.

Currently, median rents in Salem stand at $830 for a one-bedroom apartment and $1,090 for a two-bedroom. This is the second straight month that the city has seen rent decreases after an increase in March. Salem's year-over-year rent growth leads

See 'Rent' on Page 8

Portland Putting Housing Crisis Onto the Backs of its Landlords

By Sue Scott

PERSPECTIVE

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The city is using legislation and threats of huge penalties, fines and fees to put the housing crisis on the backs of those who provide housing.

The proposed regulations for tenant screening and security deposits are 40-plus pages of verbiage and mandate huge fines only to rental providers. This will greatly increase risks for landlords.

It's not fair.

Worse, the new proposals hit small investors hardest. That's all wrong too. It is the mom-and-pop landlords who are consistently most flexible with tenants. The big out-of-state providers are already here, and evictions are part of best practices for them in protecting their investors and bottom lines.

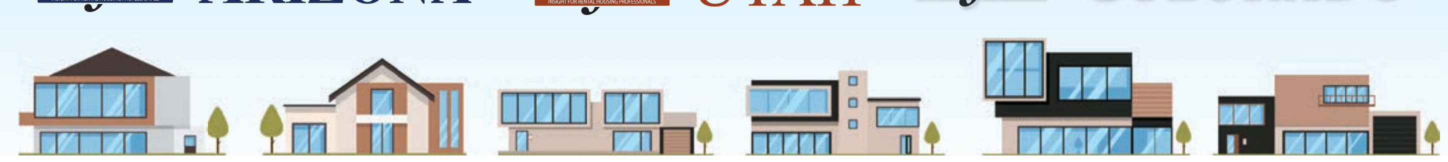
There are no risks here for the city. It makes the rules and dictates fines. It doesn't offer to share the risk and gives us little or no respect. Senate Bill 608, which imposed statewide rent control and prohibited landlords from ending most leases flew through all public hearings, and its legislative backers accepted no changes. While the proposed screening and security deposit regulations have had some small changes, it seems the policy as a whole is going down this same intractable path, which will only make the market worse for renters.

Portland City Commissioner Chloe Eudaly especially seems to enjoy pitting renters against the "evil" landlords that maintain the homes and safe places renters live in. We are apparently the biggest easy target. As landlords, we do not have enough political power or numbers. The us-against-them attitude needs to stop. A workable and sustainable solution needs to be a shared solution.

Writers of these regulations should include all sides. Tenants, housing providers (large and small), financial institutions, and non-profits. The changes must result in sustainable housing for our great city.

And what about property rights? The

See 'Portland' on Page 6

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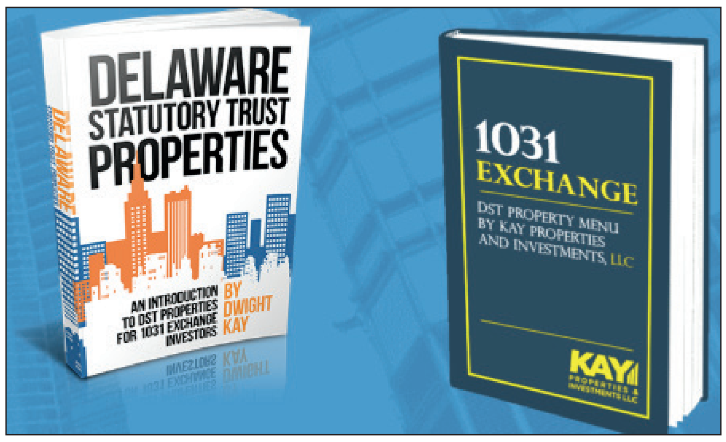
1031 Exchanging into a REIT: The 721 UPREIT as an Option for Investors?

By Orrin Barrow, Vice President
Kay Properties and Investments, LLC



Here at Kay Properties, we have many clients who inquire about different 1031 exchange options. Some of our investors have inquired about the 721 UPREIT (Umbrella Partnership Real Estate Investment Trust) mechanism in both DSTs and Private and Publicly Registered Non-Traded REITS. The question that many investors ask is – Can I 1031 Exchange into a REIT? The 721 UPREIT can be a potential answer to this question; however, there are multiple items that investors must be aware of and carefully consider prior to deciding to pursue this route.

- 1. After The 721 UPREIT transaction is completed, it marks the end of an investor's 1031 exchange capabilities. If an investor utilizes the 721 UPREIT then they will no longer be able to utilize the 1031 exchange, and when they sell their interests in the REIT that they exchanged into via the 721, they will be paying their taxes. For many investors, the idea of no longer being able to defer their federal capital gains taxes, state capital gains taxes, depreciation recapture tax and Medicare surtax is a frightening thought – some of these investors then decide that a 721 UPREIT is not for them. An approach that we have utilized is one in which an investor exchanges a portion of their equity via the 721 UPREIT and with the rest of their equity they then continue to utilize the 1031 exchange into Delaware Statutory Trusts (DSTs) whereby they are able to defer future taxes.
- 2. Investors need to be aware that with a 721 UPREIT, their interest in real estate will be transferred to Operating Partnership (OP) units. Many investors are not aware that the OP units are, or will be, if the REIT lists on a stock exchange, potentially tied to a fluctuating stock price. Due to the volatility of the stock market, investors who utilize a 721 UPREIT into a REIT that is public or will potentially go public in the future, are subject to the ups and downs of the stock market and are no longer owners of private real estate.
- 3. The 721 UPREIT often has liquidity and pricing lock-ups that many investors are not always aware of. Utilizing the 721 UPREIT, an investor could be trapped in a Private or Publicly Registered Non-Traded REIT for 5-15 years or even forever, causing the investment to actually be highly illiquid as opposed to the liquidity they hoped they were going to receive by selling their shares once the REIT was publicly traded. Again, this is why we use the approach of using a portion of the 1031 exchange proceeds in a 721 UPREIT strategy, and then deploy the remainder into a portfolio of DST properties that will have the potential for a staggered exits whereby the investor has the choice of 1) doing another 1031 exchange into more DSTs (where the investor must read the Private Placement Memorandum of each DST to understand the business plan and risk factors of investing in DSTs), 2) doing another 1031 exchange into any other type of like-kind property that they would own and manage on their own or 3) cashing out and paying their taxes.
- 4. Private to Public conversion of REITs have, in certain circumstances, been favorable for investors, and in many other cases have been terrible for investors. We have seen many Private to Public REIT conversions result in large losses to investors. Last year we saw a situation where Publicly Registered Non-Traded REITs properties were solid but upon going public the investors lost millions of dollars overnight. Again, this is an example of one REIT going public and may not be the outcome of all REITs becoming publicly traded. We all understand that with real estate investing there are no guarantees; however, investors need to understand that the 721 UPREIT is no exception. This is the reason why not putting all of your 1031 equity into one offering that is planning on a 721 UPREIT is prudent. Even if the offering has a large portfolio of properties, it is still a standalone investment that investors should protect themselves from concentration risk via diversifying into multiple separate DST offerings.

The 721 UPREIT can be a useful tool for investors when utilized within a broader diversification strategy. We at Kay Properties are big proponents of encouraging our clients to use various strategies to build a diversified portfolio for their 1031 exchanges. For a free consultation on the various 1031 exchange, Delaware Statutory Trust, and 721 UPREIT offerings we have available, please register at www.kpi1031.com.

Diversification does not guarantee profits or protect against losses.

About Kay Properties and Investments, LLC:

Kay Properties and Investments, LLC is a national Delaware Statutory Trust (DST) investment firm with offices in Los Angeles, San Diego, San Francisco, Seattle, New York City and Washington DC. Kay Properties team members collectively have over 114 years of real estate experience, are licensed in all 50 states, and have participated in over $7 Billion of DST real estate. Our clients have the ability to participate in private, exclusively available, DST properties as well as those presented to the wider DST marketplace; with the exception of those that fail our due-diligence process. To learn more about Kay Properties please visit: www.kpi1031.com

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RHA Oregon President's Message

Spring: A Time for Renewal of Our Rental Properties

Ah spring! The tulips are done blooming, the Rose Festival is under way, the irises are in full glory, and the peonies are … lying on the ground.

Peonies are one of my favorite plants, but it can be more than a little discouraging to come outside in the morning after a rain only to see all those flowers collapsed under the weight of a rainwater-filled double bloom. I sometimes feel similarly when I see a poorly maintained housing property.

Rental properties are a bit like plants. Each individual needs attention, but the specific needs can vary considerably. I suspect few of us operate our rental properties as "annuals;" we leave that market to the AirBnB, VRBO, and hotel industries.

Most of us who are small landlords have single-family homes or plexes that are like perennials. We take care of them: We regularly change the furnace filters, check the smoke detectors, vacuum out the dryer vents, and clean the gutters. From time to time we all need to make a capital investment to replace a water heater, or floor covering, or perhaps a roof.

It's kind of like the need to prune, or re-pot, or divide bulbs. We invest time and money in our properties to ensure that the property will continue to provide a safe and affordable home for our tenant and a reliable income stream for us.

Rental properties are a bit like plants. Each individual needs attention, but the specific needs can vary considerably.

Some properties have unique needs; just as peonies need a scaffold to prevent the blooms from falling over, some older homes in the Portland Metro area will need capital investment above and beyond the ordinary.

Some projects are relatively inexpensive with quick returns, like LED lighting upgrades facilitated with financial assistance such as grants or incentives from Energy Trust of Oregon.

Other projects, such as whole house re-piping, sewer line replacement, or seismic retrofits, can seem daunting and expensive, but these are the kinds of investments that increase property value, lower maintenance costs, provide a safer, cleaner living environment for tenants, and ensure long-term rental income.

This spring is a particularly good time to take advantage of these opportunities for renewal and growth.

First, given the appreciation of property values in our state over the past decade, most small landlords have significant equity in their properties. With interest rates still near historic lows, borrowing money to re-invest in your rental properties makes sense.

Second, the challenge of finding qualified contractors to undertake these kinds of projects has eased considerably. The construction boom of high-rise apartments around Portland is coming to an end, and the current regulatory environment, from inclusionary zoning to statewide rent control to Portland's relocation ordinance, has led many larger real estate investors to look elsewhere.

The Portland Bureau of Development Services eliminated four positions at the end of 2018 following a decline in permit applications. Contractors that used to be booked two to three months out are now available to work on relatively short notice. Now is a great time to engage these contractors before they move on to projects elsewhere in the state.

I continue to be optimistic about the future for small landlords. We are the small business branch of a significant component of Oregon's economic engine: Housing. As successful small business owners, we recognize when to invest in our capital assets: Our properties.

So spring forth and attend to your perennials!

— Ken Schriver
RHA Oregon President

Protect Pet-Friendly Properties

Continued from Page 1

at risk in a pet-friendly rental, which is perfectly rational. An overexcited dog can cause an enormous amount of destruction. However, you have a variety of methods to mitigate the damage. If you're interested in a long-term solution, scratch-resistant flooring is effective. You have many things to consider of course, like traction, comfort, resistance and appearance, but it's a reasonable option. Laminate boards have particular appeal for their durability and broad spectrum of styles.

3. Organize a Screening Process

No two dogs are exactly alike. Naturally, you want to ensure your tenants' pets won't cause any problems. You can't afford to generalize. Instead, you can implement a screening process with these questions.

- What is the pet's size and breed?
- How old is the pet?
- Is the pet trained? Is it house- or litter-box trained?
- Does the pet have its vaccinations?
- Does the pet have any history of aggression?

4. Look into Renters' Liability Insurance

Your tenant's pet is a potential liability. To reduce risk, you should require your tenants to carry renters' liability insurance, assuming your local and state laws allow it. Concerning the insurance itself, it's best to check for a dog-bite exclusion or similar limitation. Though it may cover damage from pet accidents, you should search for that additional detail to preempt any problems to ensure the security of your rentals.

5. Request an Additional Payment

You can offset the higher costs of pet-friendly rentals with an additional charge. Depending on your set of circumstances, one or more of the following charges may seem appropriate:

- Pet rent: A monthly charge that falls between \$20 and \$100. You add it to the baseline rent price.
- Pet deposit: A refundable fee to cover any pet-related damages. Research state laws before you proceed.
- Nonrefundable pet fee: An up-front cost for allowing the tenant to keep a pet on your property.

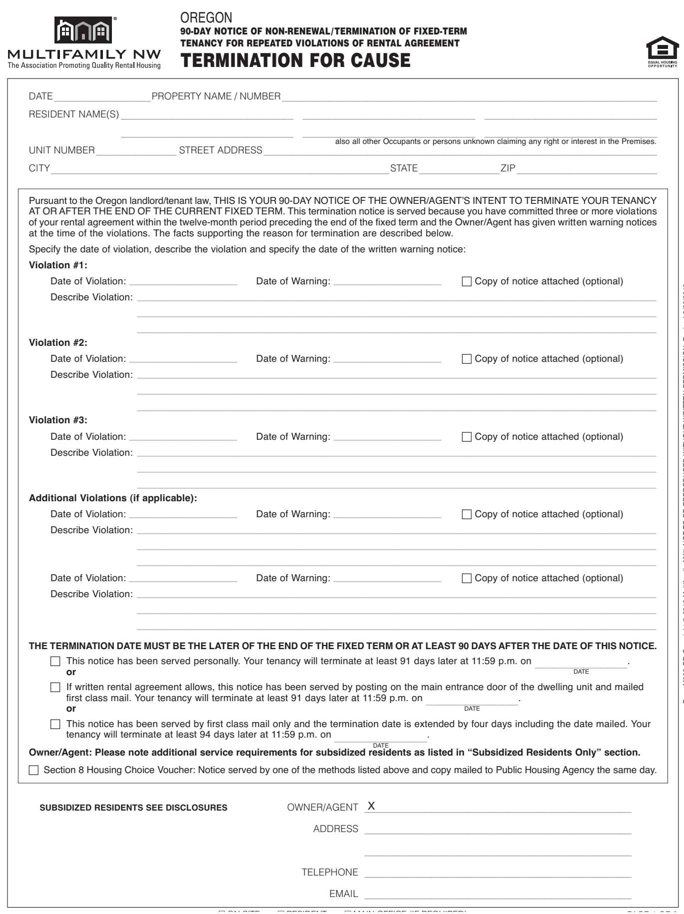
As you evaluate these options, keep in mind that some states have restrictions on this type of practice. Also, if the fee you impose is too high, a judge may not enforce it if a tenant chooses to challenge you. Keep the costs within reason.

Even with the risks of pet-friendly rentals, they're well worth the extra investment. Sure, you may have to pay more for maintenance and handle similar issues. But the benefits of a pet policy are just as important to acknowledge. Now that you allow pets in your rental properties, you'll enjoy a larger pool of potential tenants and higher rent payments. More than that, you can feel a sense of pride in the knowledge that you're doing a good thing.

Holly Welles writes about real estate market trends from a millennial perspective. She is the editor behind The Estate Update, a residential real estate blog, and keeps up with the industry over on Twitter @HollyAWelles.

FORM OF THE MONTH

M083 OR Oregon Termination For Cause: 90-Day Notice of Non-Renewal/Termination of Fixed-Term Tenancy for Repeated Violations of Rental Agreement


MULTIFAMILY NW
The Association Promoting Quality Rental Housing

OREGON
90-DAY NOTICE OF NON-RENEWAL/TERMINATION OF FIXED-TERM TENANCY FOR REPEATED VIOLATIONS OF RENTAL AGREEMENT
TERMINATION FOR CAUSE

DATE ______ PROPERTY NAME / NUMBER ______
RESIDENT NAME(S) ______ ______ ______
also all other Occupants or persons unknown claiming any right or interest in the Premises.
UNIT NUMBER ______ STREET ADDRESS ______
CITY ______ STATE ______ ZIP ______

Pursuant to the Oregon landlord/tenant law, THIS IS YOUR 90-DAY NOTICE OF THE OWNER/AGENT'S INTENT TO TERMINATE YOUR TENANCY AT OR AFTER THE END OF THE CURRENT FIXED TERM. This termination notice is served because you have committed three or more violations of your rental agreement within the twelve-month period preceding the end of the fixed term and the Owner/Agent has given written warning notices at the time of the violations. The facts supporting the reason for termination are described below.

Specify the date of violation, describe the violation and specify the date of the written warning notice:

Violation #1:
Date of Violation: ______ Date of Warning: ______ ☐ Copy of notice attached (optional)
Describe Violation: ______

Violation #2:
Date of Violation: ______ Date of Warning: ______ ☐ Copy of notice attached (optional)
Describe Violation: ______

Violation #3:
Date of Violation: ______ Date of Warning: ______ ☐ Copy of notice attached (optional)
Describe Violation: ______

Additional Violations (if applicable):
Date of Violation: ______ Date of Warning: ______ ☐ Copy of notice attached (optional)
Describe Violation: ______

Date of Violation: ______ Date of Warning: ______ ☐ Copy of notice attached (optional)
Describe Violation: ______

THE TERMINATION DATE MUST BE THE LATER OF THE END OF THE FIXED TERM OR AT LEAST 90 DAYS AFTER THE DATE OF THIS NOTICE.
☐ This notice has been served personally. Your tenancy will terminate at least 91 days later at 11:59 p.m. on ______ (DATE).
or
☐ If written rental agreement allows, this notice has been served by posting on the main entrance door of the dwelling unit and mailed first class mail. Your tenancy will terminate at least 91 days later at 11:59 p.m. on ______ (DATE).
or
☐ This notice has been served by first class mail only and the termination date is extended by four days including the date mailed. Your tenancy will terminate at least 94 days later at 11:59 p.m. on ______ (DATE).

Owner/Agent: Please note additional service requirements for subsidized residents as listed in "Subsidized Residents Only" section.
☐ Section 8 Housing Choice Voucher: Notice served by one of the methods listed above and copy mailed to Public Housing Agency the same day.

SUBSIDIZED RESIDENTS SEE DISCLOSURES
OWNER/AGENT X ______
ADDRESS ______
TELEPHONE ______
EMAIL ______

Form M083 OR Copyright © 2019 Multifamily NW®. NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION. Revised 2/28/2019.

This is a new form created out of the changes from SB 608 signed into law on February 28, 2019. The law now allows for a fixed-term tenancy to be terminated (non-renewal) when three or more violations notices have been served in the last 12 months. This form finalizes that termination/nonrenewal citing the pattern of violations. The termination date on this form must the later of the end of the fixed-term, or at least 90 days after the date of this notice.

The Multifamily NW Forms Collection is available immediately and electronically at www.RentalFormsCenter.com, via electronic subscription software through www.tenanttech.com & by mail or pick-up of printed triplicate forms at www.multifamilynw.org.

Multifamily NW Schedule

Date	Course	Time
JUNE 6	HOW TO GET THE MOST OUT OF TENANTTECH	1:00 PM - 3:00 PM
JUNE 11	LANDLORD/TENANT PART II	1:00 PM - 5:00 PM
JUNE 12	FAIR HOUSING STEREOTYPING AND BIAS	9:00 AM - 12:00 PM
JUNE 12	HR ISSUES: MARIJUANA IN THE WORKPLACE	12:00 PM - 1:00 PM
JUNE 13	SB 608 UPDATE CLASS (SALEM)	1:00 PM - 3:00 PM
JUNE 14	NEW HIRE	9:00 AM - 1:00 PM
JUNE 14	IT'S THE LAW: PAPER THE FILE	12:00 PM - 1:00 PM
JUNE 20	MWV CHARITY PUTT-PUTT GOLF TOURNAMENT	1:30 PM - 5:00 PM
JUNE 21	CURB APPEAL - EUGENE	11:30 AM - 2:00 PM
JULY 8	LANDLORD/TENANT PART I	1:00 PM - 5:00 PM
JULY 9	PDX CHARITY GOLF TOURNAMENT	7:00 AM - 5:00 PM
JULY 10	HR ISSUES: THE GREEN WORKPLACE	12:00 PM - 1:00 PM
JULY 12	IT'S THE LAW: HABITABILITY DISPUTES	12:00 PM - 1:00 PM

Perspective

A Landlord's Open Letter: Why I'm Leaving The Business

EDITOR'S NOTE: Here is one landlord's open letter on why he's getting out of the rental property business, and therefore no longer needs Rental Housing Journal's newsletter. It is something he thought we should share with our readers.

By Carlos Garcia

I no longer have any rental units in Oregon and would prefer not to receive the newsletter any longer. It's just too depressing reading about how landlords are being trampled by the city, county and state.

I have to say, at this time, I'm delighted to not own any rental properties in Oregon.

Three years ago, I owned and operated four apartment complexes in Portland, Salem and Keizer that totaled 180 units.

Although some of the rental rules and regulations at that time were starting to become burdensome, I was able to tolerate the continued intrusions and changes that the county, city and or government agencies imposed on us landlords.

Sadly, because of politics and where the bulk of the votes come from, Oregon appears to be headed into an extremely "tenant-friendly" state that basically is handcuffing landlords' ability to place qualified tenants in their properties.

It seems like any rejected or non-qualifying applicant is free to claim discrimination and or harassment by the "bully landlord." To me, that's just legislatures, council members and/or city officials looking for votes. Shame on them.

I sold my properties just in time, and that's 180 units of families that had a great landlord taking care of them. I didn't just let anyone in (as the "government" is pushing for) so I carefully screened all applicants, because it wouldn't have been fair to the good tenants if I had just turned a blind eye and start accepting non-qualified applicants.

I feel for my previous tenants, but I couldn't be happier to have moved on.

I truly believe landlords will soon take heed and go elsewhere where they are appreciated as the "real" taxpayers and not just people the state can walk all over.

Thanks again, and best of luck with those liberals of Oregon.

I sincerely hope my message will inspire landlords in Oregon to challenge the regulatory agencies that are continuously punishing landlords just because some tenant feels wronged.

Good Landlord Pac Backs Efforts of Policy Makers

By Ron Garcia

In Oregon, tenant regulations have created new business management realities. Have they gone too far?

My name is Ron Garcia. I am an Oregon landlord and property manager. I am the Past President of The Rental Housing Alliance Oregon and currently serve as its Legislative Director. Several years ago I co-founded "The Good Landlord PAC" (www.goodlandlordpac.com) which has supported pro-landlord lobbying efforts locally and statewide. I have worked many hours both in the background and in the foreground for local and statewide property rights in a highly charged political climate.

As I read Carlos Garcia's "A Good Landlord's Open Letter on Why He Is Getting Out of Business" in the *Rental Housing Journal* digital newsletter, I felt compelled to respond. Although he and I are unrelated and we have never met, we seem to share some common background and sentiments. But we have some differences.

I applaud his commitment to being a "good landlord;" I empathize with his frustration towards new tenant protection laws; and I congratulate him on his decision to sell.

I am equally certain that he (like so many other property owners today who are making that same decision to liquidate), has been able to cash in on the substantial gains and profits accumulated due to the great residential investment market Oregon has experienced in recent years.

This is a far cry from what we landlords and property owners were experiencing 10 years ago while in the midst of the "great recession." In 2009 anyone would have sold to any buyer for any price that would have pulled them out from being under water in their real estate investments. Today we can casually reflect on the notion (or cliché) that "real estate is cyclical" and chalk up our newfound wealth to some inherent truth that financial gains in real estate are a "divine right" and are ours to be expected.

From a tenant-advocate's viewpoint, landlords have been the entitled class for too long. Now they want to inject parity into the marketplace. Tenant advocates have the attention of the liberal party. The liberal party has a Super-Majority in our state government. They see a housing crisis in what owners view as a great housing market. They believe it needs to change. Government affects change through legislation. All legislation has "unintended consequences." And as our society continually learns through the empirical science of economics, the market makes corrections.

I was told years ago that there is no such thing as a bad real estate investment.... But there is such a thing as bad real estate timing.

We are seeing many landlords today who are following Carlos Garcia's reasoning and are getting out of the business - at least in Oregon. It is a rising tide and it will have an effect. The question is to what end?

For every unit we see go on the market, we see a new buyer ready, willing and able to perform. Our core issue of housing supply and demand is heavily weighted on demand with no relief in sight. Landlords have exasperatedly testified against rent control because it ultimately shuts down supply, while demand continues to grow and thus RAISES PRICES. We know this is true! So now we can all experience that truth together. Check every major city that has ever enacted rent control in the past and you will find the highest appreciation rates in the country.

Rent control creates a new reality: cap rates plummet, yet values soar.

In Oregon, tenant regulations have created new business-management realities. Have they gone too far? Most landlords don't need much time to answer that. The real question is, how will they affect our investments? What time does our real estate clock say it is?

My watch says this: It's time to work in our new reality. It is a hard time to be a rental housing provider and a great time to be a residential housing owner.

Ron Garcia is Principal Broker for The Garcia Group www.garciagrp.com.

Portland Putting Housing Crisis On Backs Of Landlords

Continued from Page 1

city now says we must accept applicants who may not be able to afford the rent or are felons in our properties.

Felons are not a protected class, like race, gender, religion, families with kids, sexual orientation, service dogs, disabilities etc. etc. And tenants who are financially vulnerable are a great risk for any landlord.

As property owners responsible for the debts and expenses related to those properties, we should have protected rights to assess the financial risk we are willing to take. We pay taxes, mortgages, repairs, legal and all other costs. It takes several years to break even on most properties. For most of us, the big financial rewards come only at the end of our careers and are part of our retirement.

There are more equitable, broader-based solutions that the city should consider.

I was asked what broad-based ideas I suggest so here is my list:

- Check out how Mercy Housing does affordable housing. Provide job resources, job training, life skills classes, budgeting help etc., so tenants are successful and have long-term tenancies.
- Provide more housing. Incentivize developers, especially "impact investors," (community-oriented investors who take smaller returns and no public subsidies, but still provide affordable units in their projects). City should give commitments priority in development, decreased development costs and hurdles, or tax credits.
- Spreading this housing solution throughout the city is a much better result than just building large tenements in "poor" neighborhoods, destined to be future ghettos, and shunned by all. Europe has this kind of model; it works well and makes for a healthier and more diverse city.
- City should create more home ownership. Help residents become or stay homeowners. Award grants for down payments, repairs, and to develop ADUs (alternate dwelling units).
- City should legislate that employers follow same rules as landlords; hire felons. The State could expunge felony records when there have been no new offenses after 3 or 7 years.
- Legislate ways to reign in price increases at grocery stores, pharmacies, health insurances, and schools doing business in our city or state.
- Encourage/incentivize subsidized tenants to respect the properties they live in. Encourage them to work more, or volunteer, or when successful, perhaps do peer counseling. This would leave more money to help others.

Build more housing. Stop rent control; it's only driving out investors.

About the author:Sue Scott owns 25 rental housing units in Portland and lives in Happy Valley.

Summer Best Practices for AC Maintenance

Keepe

Air conditioning issues pose one of the top maintenance items in rental housing every year, so now is the time to check your air conditioning maintenance before you get a call from a tenant.

Here are 4 air-conditioning maintenance best practices for the upcoming summer from rental property maintenance company Keepe.

1. Don't Defer Maintenance

Prevention is key to keeping your air conditioning in working order.

Don't defer regular inspections and maintenance requests. Deferred maintenance issues are more expensive to repair later down the road. It's best to keep up efficient operation and ensure your property is performing well by having an expert take a look at problems you may have otherwise missed.

2. Strive for Energy Efficiency

Energy efficiency is a key indicator for determining your air conditioning system's performance.

Increasing the energy efficiency of your systems will extend the life cycle of your infrastructure and keep energy-related utility costs under control.

3. Add a Smart Thermostat

Consider adding a smart thermostat to allow your tenants to program the temperature settings in their units. This can save energy over time.

A programmable thermostat makes it easy to match your cooling needs to your schedule, offering more flexibility and ease for tenants to minimize air conditioning use.

4. Remove Obstructions Around the Exterior System

Regularly inspect the air conditioner system outdoors at least twice a month to remove any loose vegetation, yard waste, and other debris from the system.

A clear zone allows your air conditioner to pull in the air it needs to control the temperature in your property.

A simple maintenance checkup can make all the difference in the world.

Utility bills jump in the summer as tenants increase their air conditioning system use. Be ready. Put in place efficient systems and processes in your maintenance strategy to ensure optimal efficiency.

Keepe is an on-demand maintenance solution for property managers and independent landlords. The company makes a network of hundreds of independent contractors and handymen available for maintenance projects at rental properties. Keepe is available in the Greater Seattle area, Greater Phoenix area, San Francisco Bay area, Portland, San Diego and is coming soon to an area near you. Learn more about Keepe at https://www.keepe.com.

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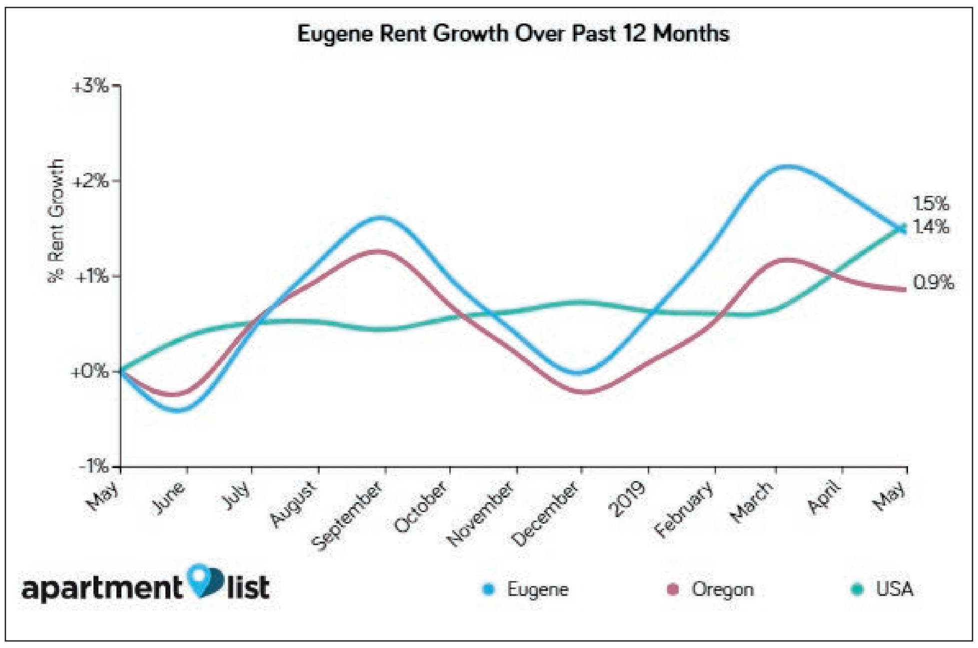

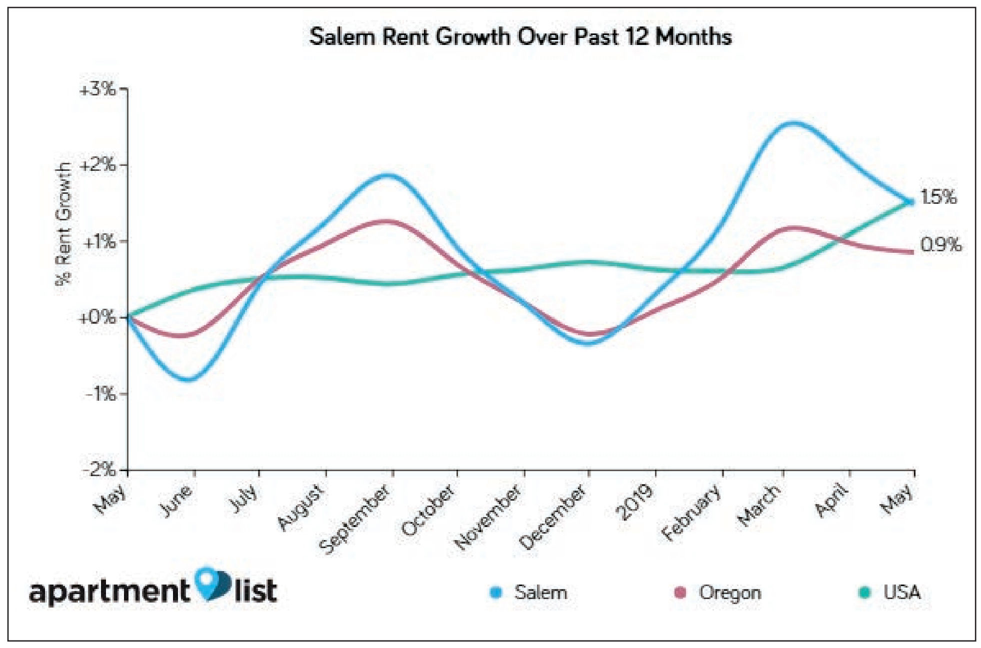

Rent Increases Have Been Occurring Across State

Continued from Page 1

the state average of 0.9%, but is in line with the national average of 1.5%.

Corvallis rents have increased 0.2% over the past month, but have remained steady at 0.4% in comparison to the same time last year.

Currently, median rents in Corvallis stand at $820 for a one-bedroom apartment and $1,030 for a two-bedroom. This is the second straight month that the city has seen rent increases after a decline in March.

Corvallis' year-over-year rent growth lags the state average of 0.9%, as well as the national average of 1.5%.

Throughout the past year, rent increases have been occurring not just in the city of Eugene, but across the entire state. Of the largest 10 cities that we have data for in Oregon, all of them have seen prices rise. The state as a whole logged rent growth of 0.9% over the past year.

Here's a look at how rents compare across some of the largest cities in the state.

Looking throughout the state, Hillsboro is the most expensive of all Oregon's major cities, with a median two-bedroom rent of $2,090; of the 10 largest Oregon cities that we have data for, all have seen rents rise year-over-year, with Hillsboro experiencing the fastest growth (+4.6%).

Beaverton, Salem, and Eugene have all experienced year-over-year growth above the state average (3.1%, 1.5%, and 1.4%, respectively).