



Real Estate Asset Management

Property Management
Investment
Tenant Placement
Tenant Services





Real Estate Asset Management

Why Choose Us?

If you are looking for a reliable company to manage your rental property, let Sunriff help.

Life is busy and stressful enough without having to worry about whether tenants are paying rent on time or finding good tenants if you are left with a vacancy. That's where Sunriff steps in. When you leave your property with us, we undertake all aspects of its care including placing tenants, repairs to property, collection of monies and other sundries. Let us handle your property worries!

Imagine a monthly rental income with no headaches. Once you sign up we take pictures of your property, advertise and show it, accept and review tenant applications, screen each applicant, manage your property and provide monthly income reporting while you sit back and relax.

Sunriff property management is managed by licensed Real Estate professionals that understand the market and the value of your investment.

We work around the clock to ensure your property is well-maintained. Tenant issues are addressed in a timely manner and both owners and tenants feel secure knowing that their needs are being professionally looked after.

Increase the Profitability and Longevity of Your Investment

The upkeep of your real estate investment is paramount. Take advantage of Sunriff's preferred third-party rates. Sunriff is connected to a diverse team of professionals whose skills encompass all areas involved with managing, repairing and prolonging the life of your property.

Fees and Services

Monthly fees start as low as \$100/month. (The management fee is not due if the property is vacant—our payment is based on performance.) Our comprehensive management service offerings include:

Standard Services

- Review rent and maximize to market value
- Address tenant and owner concerns
- Communicate regularly with owners and tenants
- Collect rents and serve notices to vacate
- Provide monthly account statements
- Maintain an accurate inventory of rentable space

Tenant Management Services

- Promote property vacancies with effective technology
- Tenant screening
- Negotiate, prepare and administer leases
- Eviction processing and management

Maintenance Services

- Ensure properties are appropriately maintained
- Obtain quotes or bids from contractors for maintenance
- Ensure work is satisfactorily completed
- Supervise janitorial and security services
- Ongoing, periodic property inspections

Long-Term Planning Services

- Annual budget and maintenance/management plans

Invest

Sunriff is happy to offer consultation services and joint venture partnerships on profitable real estate investments. We have knowledgeable licensed real estate professionals who have helped many investors find favourable, long-term security in properties.

Real Estate Consultation and Sales

Do you want to brush up or learn more about investment properties? Understanding the concepts, principles, and tools of real estate analysis from an investment perspective is essential before making your move. With a practical and hands-on understanding of greater Edmonton's rental market, we take the guesswork out of real estate investments and financial matters.

Licensed in both residential and commercial real estate, we can help you perform due diligence and find the best investment opportunities.

Joint Venture Partnership Opportunities

Are you looking to form a mutually beneficial relationship with experienced investors? From time to time we form partnerships with investors to benefit from each other's skills and resources. Take comfort knowing that you are using the proper documentation to form a fair and productive legal relationship. Depending on the situation and people involved, some common vehicles to create these relationships include joint venture corporations, co-ownerships and general partnerships.

When opportunity knocks be on the right team to make that investment a success. Work with a company that will manage your needs and expectations as if they were our own.

Partner with us!

Tenant Placement

Some owners prefer to handle the month-to-month business of renting their property themselves—all that is missing is the right tenant.

Find the Perfect Tenant for Your Vacant Property

Leave all the marketing to us! We'll get the word out with the latest promotion techniques through multi-channel advertising and internet marketing. Our professional lease agreements ensure you have your bases covered.

Tenant placement services include:

- Handle phone and online inquiries
- Skilled screening of applicants
- Schedule and show vacant units to prospective tenants
- Background and credit checks of tenants
- Ownership of the lease signing process including the collection of a security deposit, turning over keys, and providing condominium information to new tenants
- Move-in inspections

Looking to Remove a Trouble Tenant?

Eviction services are available from Sunriff. We provide professional eviction notices and manage the tricky process of removing a problem tenant—from court filing to sheriff procurement. We understand the proper way to evict a tenant while working within Municipal, Provincial and Federal regulations and rules. Leave your troubles with a licensed real estate professional.

Testimonials

"After trusting 3 different companies with our Oliver condo unit, we are glad to have found Sunriff. The tenants stay longer. The repairs we need to pay for are few and far between. Obviously there is a much more thorough screening system with Sunriff. Thanks from Vancouver."

- Allen & Lilly C., Property Owner

"It's nice to have a manager that doesn't call for a plumber for a leaking tap or a sheet metal worker for a furnace filter. Thanks for being so hands-on."

- Aakash S., Property Owner

"We've had many joint venture partners for our real estate investments over the past seven years. As a real estate expert, none have been as honest and helpful as Josh. On his due diligence and management we always achieve an above average cash flow. The cheques come every month - we don't need to worry about it. Perfect."

- Jason & Sandra D., Partner (acting as Real Estate Manager)

"Very professional and helpful. Very thorough with the lease agreement and how to maintain the house we're renting. My two children and myself are new to Edmonton — you guys offered honest advice on whether this home is right for us long term or not. Thanks."

- Amina A., Tenant

About the Principal, Josh Tesolin

Growing up in a rural area has instilled a 'hands-on' attitude to getting things done and has given Josh a wide range of experience in property maintenance. As the oldest of a family of five children, Josh is accustomed to watching out for people and treats every client like family. This means developing trust by demonstrating reliability and keeping tenants, owners and investors informed about key details.

Throughout the years, Josh has developed an extensive network of skilled professionals (plumbers, lawyers, handymen, cleaners) to call upon when needed. Josh's expertise includes marketing, negotiation, sales-tracking, and effective communication. His successful real estate career has been forged from the strong relationships he builds with every client and his ability to find homes that fit each client's or tenant's unique lifestyle and budget.

Prior to becoming a full time real estate professional and investor Josh spent several years in the marketing and communications industry, first as an internet marketing specialist and finally as a marketing and communications manager. In today's competitive economy, marketing in the proper channels is vital.

Josh Tesolin is a licensed REALTOR® with the Real Estate Council of Alberta (RECA) and Canadian Commercial Council of REALTORS® (CCC). Josh is part of Sterling Real Estate—a brokerage that fosters a results-driven network of over 90 active REALTORS®. When Josh is not busy with real estate, you might catch him watching movies or enjoying the outdoors with his wife and kids.

Contact Us

Sunriff Inc. is based in Edmonton, Alberta, Canada. Do you have questions, comments or concerns? We'd love to hear from you.

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