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ALMEGA CO. PROPERTY MANAGEMENT

Owners

WHO ARE WE?

Almega Co. is a vertically-integrated real estate company with divisions that focus on Asset Management and Property Management.

We have tens of millions of dollars invested in the Canadian real estate market and continue to grow our Asset Management division through the acquisition of value-added properties. Our portfolio consists of residential, commercial, industrial, and office assets.

Almega Property Management offers an all-inclusive premium property management service for investment properties in and around the GTA. With over 50 years of combined Property Management experience, we know how to maximize the income potential of our owners' investments because **we're owners too.**

ALMEGA'S PREMIUM PROPERTY MANAGEMENT

fee is a 7% flat rate of the unit's monthly income and includes the following services:



RENT COLLECTIONS

Owners will receive monthly rent deposited directly into their account. Almega can wire funds internationally in most major currencies.



PROPERTY MANAGEMENT REPORTING

Almega provides Monthly Statements outlining all financial information as well as details on the current resident and lease to always keep our owners up to date on their investment.



RESIDENT SCREENING AND SELECTION

We work with a Realtor to find and screen reliable and trustworthy residents to rent out our owners' units. Once you approve the perfect resident, we work hard to build and maintain a relationship by being proactive and responsive so that residents are happy and rental units remain occupied. Almega Property Management offers value-added services which allow our owners the potential to receive higher than market rents.



UNIT MAINTENANCE

Almega Property Management coordinates all maintenance activities and repairs and ensures they are complete by reliable and trustworthy vendors with no markups.



COMMERCIAL PRICING AT THE BRICK

Our owners and residents can take advantage of commercial pricing at The Brick as a client of Almega Property Management.



MOVE IN/MOVE OUT FACILITATION

We ensure proper walkthroughs and detailed reports are complete at the time of move in/move out. Our team will also coordinate thorough cleaning of units before a new resident takes over the lease. We greet all residents with a New Resident Package which contains all important and necessary information regarding the rental unit.



MAXIMIZING OUR OWNER'S INVESTMENT

We work hard to maximize our owners' rental investments while keeping operating expenses to a minimum. Almega also works closely with the Landlord and Tenant Board to protect our owners' investment when necessary.



24/7 SUPPORT

We understand this job requires 24/7 support 365 days a year. Residents can rely on our team to be available around the clock. An online portal is also available for residents to manage payments as well as work orders.



OWNER REPRESENTATION AT CONDOMINIUM GENERAL MEETINGS

Almega represents our owners at all condominium board meetings and building associations to keep our owners up to date on important updates and notices.



OWNER UNIT INSURANCE INCLUDED IN OUR FEE FOR CONDOMINIUMS

Almega Property Management covers the cost of insurance for condominium units on behalf of the owner.

At an additional cost we offer:

- Insurance Savings for residents at a discounted rate
- Rogers cable and internet at 50% less than retail for condominiums
- Application for HST rebate on new units
- Pre-Delivery Inspection and follow up with Tarion for new units
- Non-Resident Tax filings for foreign investors



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