

## 9 EASY WAYS TO SPRUCE UP YOUR RENTAL

We all know that upkeep on your property is necessary to attract good tenants and to avoid costly maintenance repairs down the road. We at PRANDI also know that keeping maintenance repairs to a minimum will help keep your investment a profitable one.

There are basic improvements, such as paint and carpet, but these can still cost thousands of dollars. Without unlimited cash or a reserve, it is often difficult to make these repairs. Here are nine great tips on how to make inexpensive improvements that will help spruce up your investment and attract tenants!

### Accessing Your Owner Portal

- Go to our website at [www.prandiprop.com](http://www.prandiprop.com) and click on "Owner Log-In"
- Enter Your email address and password to Log-In to your account
- Click on "New Conversation" at the bottom of the Home page to email your property manager directly
- Click "Statements" at the top of the page in the navigation bar to see your current monthly statement
- Click "Bills" at the top of the page to access your paid and unpaid bill descriptions
- Click on "Documents" to see a soft copy of all vendors invoices pertaining to your property, both paid and unpaid!

### **New Electrical Switch Plates**

This is such a minor, yet overlooked improvement. Most rental owners unit and leave the old, worn out switch plates. Even worse, some even paint over them.

New switch plates cost about 50 cents each. You can replace the entire house with new switch plates for about \$20 .

### **New or Improved Doors**

Another overlooked, yet cheap replacement item is doors. If you have ugly brown doors, replace them with nice white doors (you can paint them, but unless you have a spray gun it will take you three coats by hand).

The basic hollow-core door is about \$20. It comes pre-primed and pre-hung. For about \$10 more, you can buy stylish six-panel doors. If you are doing a rehab, the extra \$10 per door is well worth-it. Consider at least changing the front exterior doors.

You only get one chance to make a first impression and that's made at the front door! A cheap front door makes a house look cheap. An old front door makes a house look old. If you have nice heavy door, paint it a bold color using a high-gloss paint. If your front door is old, consider replacing it with a new, stylish door. For about \$125, you can buy a very nice door.

### **New Door Handles**

In addition to changing doors, consider changing the handles. An old door handle (especially with crusted paint on it) looks drab. For about \$10, you can replace them with new brass or brushed nickel finished handles.

Replace the guest bathroom and bedroom door handles with the a bit nicer "S" handles.

### **Paint/Replace Trim**

If the entire interior of the house does not need a paint job, consider painting the trim. New, modern custom homes typically come with beige or off-white walls and bright-white trim. Use a semi-gloss bright white on all the trim in your houses.

If the floor trim is worn, cracked or just plain ugly, replace it! Home Depot carries a new foam trim that is pre-painted in several finishes and costs less than 50 cents per linear foot. Create a great first impression by adding crown molding in the entry way and living room.

### **Tile Foyer Entry**

After the front door, your next first impression is the foyer area. Most rental property foyers are graced with linoleum floors. Consider a nice 12" Mexican tile. An 8' x 8' area should cost about \$100 in materials.

### **New Shower Curtains**

Many landlords and sellers show properties with either no shower curtain or any ugly old shower curtain in the bathroom. Dropping \$40 to buy a nice new rod and fancy curtain will pay off.

### **Paint Kitchen Cabinets**

Replacing kitchen cabinets is expensive, but painting them is cheap. If you have old 1970's style wooden cabinets in a lovely dark brown shade, paint them. Use a semi-gloss white and finish them with colorful plastic knobs. No need to paint the inside of them (unless you own a spray gun), since you are only trying to make an impression.

Americans spend 99% of their time in the kitchen (when they are not watching TV). A fancy modern faucet looks great in the kitchen.

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PRANDI Property Management, Inc. proudly holds the Prestigious Certified Residential Management Company (CRMC®) designation, from the National Association of Residential Property Managers (NARPM).

## *Vision Statement...*

*To be the most trusted name in property management services in Marin County by offering unparalleled customer service through effective communication, technology, and continued education. The PRANDI Team will continue to be the most respected leader in the industry and strengthen our presence in Central and Southern Marin.*

## Great News From Your PRANDI Team!

This month PRANDI did a lot of welcoming!—we welcomed new software, a newly designed website, and a new team member, Lisa Doughty! PRANDI is going through a lot of growth and we are happy to add another well-rounded staff member to our already amazing team! Lisa brings over 20 years of office administration experience, where she has worked in varied office environments. She is originally from Yarmouth, Maine and has lived in many different cities with her favorite locale being Bitburg, Germany.



**Lisa Doughty is the newest member of our PRANDI Property Management Team!**

Lisa is an Air Force veteran and loves to travel, as well as work in a fast-paced environment like PRANDI. She has two children—Mackenzie and Vaughn. Lisa is vibrant and has a great attitude—fortunately, she's able to work Tuesday through Saturday and this has helped PRANDI to extend our phone hours. We now answer and return our calls later in the day on weekdays and on Saturdays she is able to field calls to assist our Saturday showing agents as well!

PRANDI has welcomed our new website and we are getting familiar with the many features it offers—there is so much to learn! As you need, please call us if you have any questions and we can assist you in navigating through the website and the Owner Portal. If we do not have your updated email address please let us know and we can update it in our system. You can do this by calling our office at (415) 482-9988 or emailing us at [info@prandiprop.com](mailto:info@prandiprop.com).

As always, please let us know your feedback on the new site and the new software system. We are continually trying to provide you the best service possible and with your help we can only improve our service!

—Your PRANDI Property Management Team

They can run as much as \$150, but not to worry - most retailers (Home Depot, Ace, etc.) often run clearance sales on overstocked and discontinued models. Sometimes nice Delta and Pfister faucets can be on sale for about \$60.

### **Add Window Shutters**

If you have aluminum framed windows, consider adding wooden shutters outside. They come pre-primed at most hardware retailers and are easy to install. Paint them

an offset color from the outside of the house—if a house is dark, paint the shutters white and if the house is light, paint them green, blue, etc.

### **Add a Nice Mailbox**

Everyone on the block has the same black mailbox. Stand out. Be bold. For about \$35 you can buy a nice colorful mailbox. For about \$60 more, you can buy a nice wooden post for it. People notice these things...it's the little items that can make the most difference!