

## **Turn-Key Properties, LLC**

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# **Should I Leave My Property Vacant for Months Waiting on Higher Rent???**

Yes, we all want the highest rent we can get! Both you and Turn-Key make more money when tenants pay higher rent! But what is your bottom line when you wait 3 months, 5 months, 12 months to get \$100 more per month in rent?

Here are some numbers to think about:

Let's say you really want \$700 rent, but you sit on a vacant unit for four months to get that amount of rent, in the one year period you have grossed \$5,600. rent.

OK, let's say you accept \$600 rent and rent it right away, in that same year you have grossed \$7,200 rent.

Waiting for the \$700, you have already lost \$1,600. Ouch!

On top of lost rents, you have also had the additional costs of advertising, utilities and of course, if the property is broken into; which is quite likely; the repair costs. Ouch!

Your numbers may be different than these examples, but you can do the math and see that you only lose money by letting a rental sit vacant.

Unless the market **DRASTICALLY** changes in the future, a rental property that is priced too high is only going to sit and sit and sit and cost you more and more and more \$\$\$\$\$\$. Ouch!

Price your vacancy properly and get it rented and get the \$ coming in!

We will be happy to assist you with proper pricing according to what the market will bear.