

Owner Tenant News

JAN/FEB 2016 EDITION * PAGE ONE * NEWSLETTER EIGHTY-NINE

AN APOLOGY TO PROPERTY OWNERS - Business at all of our businesses is very brisk and wonderfully busy. In fact at times it seems we have too much business (if that is possible) and then we have a slow day but never a slow week. In November 2015 we did not charge owners accounts for our commission and / or fees. For this reason you will see an entry on the December 2015 statement for November and December 2015 for commission and / or fees.

FREE TRANSPORTATION IS POSSIBLE – Every time an owner or tenant buys or sells real estate using us as their Broker you can be awarded with some transportation. 1st Example is: Our sedan service with Limoport Transportation has a standard rate of \$72 per hour including gratuity. This rate includes our brand new 2016 Black Chrysler 300 Sedan. A real estate buyer can come to Tucson to shop for a residential property and use up to \$1,000 of service paying for the service as they use the service. When their escrow on the purchase closes escrow we will refund transportation up to \$1,000. 2nd Example is: You sell a property using our brokerage services. Then you can keep coming to Tucson using our sedan service from and to the airport for up to \$1,000 or you could rent 1 of our limousines for up to \$1,000 for a party night. Thank You for selecting **Christopher Robert Corporation** as your brokerage for all of your real estate needs. 3rd Example is: You lease a property and become one of our valuable tenants. Pay for a transport to the Tucson Airport and receive a free transport back to your home. Be kind and let us know you want this special when you place your reservation to the Tucson Airport. Everyone can reach Barbara at 520-529-7400 for reservations.

IRRIGATION AND FANCY LANDSCAPING IS A WASTE OF MONEY - Every now and then one of our owners wants to spend bad money. When you do a \$4,000 landscape improvement and a \$1500 irrigation system you have 2 problems. Even if the 1st tenant who leases the property takes awesome care of the landscaping the next tenant probably will not. The tenant vacates and the landscaping is close to dead. We charge tenant \$3,000 for landscaping. Tenant files a court case and we spend a day in court on your behalf. Judge will almost always split the bill making the landscaping charge \$1,500 no matter what the case states for itself. And on a split decision you may not get the attorney fees. Only put basic landscaping in and if you put irrigation in make it manual so there is not a clock and other items to maintain. When it comes to late fees or lack of payment of rent it is totally different. I have never lost this type of case and the judge always gives majority if not all of attorney fees and court cost.

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FREE Trolley Limousine rides coming in January beginning and ending at The Hungry Fox on Swan / Broadway. Also, beginning and ending at KG's Café on Grant east of Silverbell. Connect with us on facebook to see announcements of dates and times. Check out our Limousine Trolley at www.Limoport.com

CAN A DIFFERENT REALTOR GET MORE FOR YOUR HOME – This is possible within a slim margin. Your home is worth what it is worth or what an appraiser is willing to give an appraisal for and a mortgage lender is willing to lend. Buyers in general will not pay more than the appraisal value. At the end of the day this saying holds 100% true. “A property is worth what the seller is willing to sell for and what the buyer is willing to pay”. Consider a more important fact of selling that all sellers can control. What Realtor will represent your best interest? When a Realtor professionally represents you and gets you the most bottom line dollars (not necessarily the highest sales price because of closing cost and repair negotiations) within your time frame you selected a great Realtor. Consider using Dale, Barbara, and Maria for your Realtors.

WISHING YOU AND YOURS A HAPPY NEW YEAR - Wow, 2015 had a huge number of business changing events! Looking forward to 2016 and the big amount of increased business we expect in all of our companies. Praying for every ones business success and for those who needs jobs to find the one you desire. With regards to our part as property managers we will do everything in our power to keep all tenants and owners in harmony and all properties leased. Keep New Year's safe and do not drink and drive. Possibly go to a resort to party and stay the night OR go to a friends' home party and spend the night. If you travel have a designated driver. Limoport has many types of transportation if you choose. www.Limoport.com. Remember to smell the roses as we all strive to improve the world. One way to remember your sweetheart is Valentine's Day. Consider surprising her with a special unexpected surprise and dinner date. Possibly, some red roses on the table when she wakes in the morning.

END OF THE YEAR PROPERTY STATEMENTS – End of year statements will be sent in January. Statements will answer all of our owner questions for their respective CPA's. If you paid a lot of Federal Income Tax you need to make real estate investments in Tucson single family homes and let us manage all headaches on your behalf. We are good at it!!

LOOKING FOR OWNER REFERRAL LETTERS - Any referral letter received will be posted on our website. For examples of old referral letters check out website at www.ChrisRobertCorp.com. Fact is we need new letters from our wonderful client owners.

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