

Owner Tenant News

MAY/JUN 2016 EDITION * PAGE ONE * NEWSLETTER NINETY-ONE

YES, WE DO SELL REAL ESTATE – Recently we have closed several escrows including; 7925 N. Soledad Avenue – MLS#21426817 – past tenant becoming home owner, 9169 N. Palm Brook Drive – MLS#21528372 – new home owner, 7810 S. Tarbela Avenue – MLS# 21529639 – new home owner, 1326 W. Bloomington Place – MLS#21529661 new home owner, and 7684 W. Quachilla Court – MLS#21603891 – past tenant becoming home owner. There seems to be many property owners and/or investors that are tired of waiting on the market values to increase. These owners are electing to sell now for many different reasons. Properties are selling very well but not for the amounts sellers truly desire and generally not for appraised value. Currently, we are in the process of marketing 3 or 4 additional properties. One of these properties will be in Rio Rico and the others in Tucson / Marana. If you are looking to buy, sell, or rent we are the Realtors who can get it done for you!! And remember if you are a tenant of ours there is a high chance we can save you over \$1,000 when you use us as your Realtors.

SCAM IN TUCSON – Property Owners, Current Tenants, and Prospective Tenants – If it sounds too good to be true it probably is not true. A scammer is advertising rental property for rent in Tucson at 25% or more below market including our properties. He/she is advertising on Craig's List. We do not advertise on Craig's List because of multiple experiences which mirror this experience the general Tucson public is endearing. He/she is taking the information from the Realtor's Multiple Listing System and duplicating the information as close as possible. This person only communicates by text, has no website, will not meet with you, and request you to send your deposit by mail or wire with just a drive by of the property. And then when the member of the public calls Barbara some of them demand she rent them the property at a ridiculously low rent. Some give threats of reporting her or legal action. They believe the fake ads. The application that is mailed to you, from the scammer on request, even asked for the hours you and the members of your household work. All of our properties are advertised on Tucson Association of Realtors website and our corporate web site. Barbara will answer the phone (520-529-3400) and all of your questions from 8am to 8pm 7 days a week and at times earlier or later than these times. Thank You for your continued support of our Real Estate business.

RENTALS AVAILABLE AS OF 4/15/2016 – 6570 W. Hassayampa Place is a Northwest 3 bedroom 2 bath with big blocked in yard, step-saver kitchen plus garage, MLS#21610667. 6042 E. Seneca is a Central / Eastside 3 bedroom 2 bath with big blocked in yard, step-saver kitchen and family room plus carport, MLS#21610351. Additional properties will come available after May 1st, 2016.

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Yes, we still have some homes in our rental inventory that have evaporative cooling. This means there will be many days, for these tenants, that will be hot and sticky this year as with all years in Tucson. When the water pads are installed correctly covering all incoming air areas, the water pump is supplying plenty of water, and the blower is operating the system is doing all it can do. Many people will call for service saying their cooling is not working when the problem is the humidity is just too high. If we order service for you and there is not a problem the bill will come your way. **GOOD NEWS IS YOUR ELECTRIC BILL IS MUCH LOWER THAN ANYONE WHO HAS AN AIR CONDITIONING SYSTEM OF ANY KIND!!**

BELOW IS AN EVAPORATIVE COOLER INDEX. AIR TEMP OVER RELATIVE HUMIDITY ON THE TOP LINE.

AIR TEMP.	2	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80
75°	54	55	57	58	59	61	62	63	64	65	66	67	68	69	70	71	72
80°	57	58	60	62	63	64	66	67	68	69	71	72	73	74	76	76	77
85°	61	62	63	65	67	68	70	71	72	73	74	75	76	77	79	81	
90°	64	65	67	69	70	72	74	76	77	78	79	81	82	83	84	86	
95°	67	68	70	72	74	76	78	79	81	82	84	85	87	Even with the high humidity,			
100°	69	71	73	76	78	80	82	83	85	87	88	an evaporative cooler is still efficient,					
105°	72	74	77	79	81	84	86	88	89	within limits. As the above chart illustrates, if the air							
110°	75	77	80	83	85	87	90	92	temperature is 100°, and the relative humidity is 25%,								
115°	78	80	83	86	89	91	94	you can cool your home to 80°. If the humidity is above 25% and the									

temperature is above 100° it is my recommendation that you shut the water off to the cooler and just use the blower and fans.

IS YOUR COOLING SERVICED – By the end of April all cooling units including evaporative and air conditioning should be serviced by one of our handymen or one of our hired contractors. Evaporative coolers are always serviced 1st and heat turned off. Then air conditioning systems that can work as the weather changes until they are serviced are completed. We do not track if your unit is serviced or not. We depend on you, as the tenant, to call us if you do not have service by the last day of April. Call Barbara 520-529-3400. Thank You!

BEST PROPERTY OWNER TO LEASE FROM OR WORK FOR – The best property owner to lease a single family home from is the investor who purchases multiple properties and intended to be an investor. This is also the more understanding owner to work for as they understand what they bargained for when they made the investment purchase. Those who desire to be investors understand that there are thousands of dollars of property maintenance expenses that cannot be charged to the tenant. There is also many other expenses such as vacancy and advertising. Most investors struggle to stay afloat and not lose property. On the other hand buying investment properties still remains one of the most awesome ways to make money over the long run. Over 30 years you get thousands upon thousands of tax protection deductions and you end up with a property that has no mortgage/debt.