

# Owner Tenant News

## AUGUST 2016 EDITION \* PAGE ONE \* NEWSLETTER NINETY-THREE

---

Constantly our staff is asked who we would recommend you do business within our great city of Tucson. We never give recommendations but we do share who we do business with unless they are a home repair type of company. This list is not complete as it is letters after "o" and thru "z". Last month you received the first half of the alphabet.

Old Tucson	201 S. Kinney Road Tucson, AZ. 85735	520-883-0100
Ole Mexican Grill	2080 W. Orange Grove Road Tucson, AZ. 85704	520-219-7215
Oro Valley Voice	1846 E Innovation Drive Oro Valley, AZ. 85755	520-405-4746
PAC Promotions Corporation	5402 E. Burns St. Tucson, AZ. 85711	520-795-2000
Parties Plus	3510 S. Campbell Ave Tucson, AZ. 85713	520-792-8368
Pelstar, Inc	5325 E. Pima Tucson, AZ. 85712	520-323-7775
Personal Touch Carpet Care	7014 E. Golflinks #123 Tucson, AZ. 85730	520-400-2934
Plexy Laboratory	P. O. Box 1898 Benson, AZ. 85602	520-221-1856
Pottery Blow Out	3840 E. Grant Rd Tucson, AZ. 85716	520-325-6683
Precision Chiropractic	7070 N. Oracle Road Suite 120 Tucson, AZ. 85704	520-544-2030
Premier 1 Glass and Tint	5029 E. 29th Street Tucson, AZ. 85711	520-312-7022
Retro Hair Studio	8490 E. Broadway Blvd. Tucson, AZ. 85710	520-298-7428
Rincon Communications	2434 N. Pantano Road Tucson, AZ. 85715	520-790-2121
Roadrunner Office Supply	926 W. Grant Road Tucson, AZ. 85705	520-574-4500
Ronald J. Newman, Attorney at Law	1670 E. River Road Suite 124 Tucson, AZ. 85718	520-323-0980
Rosati's on Ina Road	2944 W. Ina Road Tucson, AZ. 85741	520-531-1100
Roy's Janitorial Superstars	2132 E 17th Street Tucson, AZ. 85719	520-339-5432
Smile Reflections	2910 N. Swan Road Suite 107 Tucson, AZ. 85712	520-747-3595
STONE <sup>2</sup>	1345 S Kolb Road Unit #325 Tucson, AZ. 85710	818-388.2067
Super Shine Car Wash & Detail	3017 N. 1st Avenue Tucson, AZ. 85719	520-505-9274

---

**CHRISTOPHER ROBERT CORPORATION \* 231 W. GIACONDA WAY - SUITE 133 \* TUCSON, ARIZ.  
85704PHONE 520-529-3400 \* FAX 520-618-3350 \* E-MAIL - [DALE@CHRISROBERTCORP.COM](mailto:DALE@CHRISROBERTCORP.COM)**

---

Temp-Con	215 W. Lester Street Tucson AZ 85705	520-544-5665
The Blind Guys, LLC	5014 E. Rosewood Street Tucson AZ 85711	520)275-2305
The Bridal Shop	4244 E. Speedway Blvd. Tucson AZ 85712	520-327-1180
The Hungry Fox	4637 E. Broadway Blvd Tucson AZ 85711	520) 326-2835
The Loft Cinema	3233 E. Speedway Blvd. Tucson AZ 85716	520-322-5638
The Poster Warehouse & Gallery	2900 E. Broadway #102 Tucson AZ 85716	520) 795-1963
Top Hat Formal Wear	2435 E. Broadway Blvd Tucson AZ 85719	520-624-6644
Tucson Ballroom Dance Studio	5151 E Broadway Blvd., Ste. 1600 Tucson AZ 85711	520-390-6774
Tucson Party DJ's	5151 E Broadway Blvd., Ste 1600 Tucson AZ 85711	520-390-6774
Unleashed Christian Church	265 W. Valencia Rd. Tucson AZ 85706	520.294.4840
Upper Crust Pizza - Tucson	1909 E. Grant Rd. Tucson AZ 85719	520-881-7000
Vanish Medical Spa	6818 N. Oracle Rd, #414 Tucson AZ 85704	520-812-7635
Vista Clean Junk Removal	4559 E. 6TH Street Tucson AZ 85711	520-288-8677

**NEED US TO SHARE MORE?** - It is possible you need us to share some company we do business with that we forgot to put in our list. Send us an email and we will tell you who we would use for what you need. We do not give out our home repair type of companies because that would not be a benefit to us or the property owners we represent. We need these types of businesses that are tried and true to be available when we need them!

**DEMAND FROM OWNERS ATTORNEY** - Recently we received a demand from a past owner's attorney demanding our past tenants or us pay for normal wear and tear items. All tenants since 2008 (beginning of our management on this property) had been charged for maintenance and repairs we believed were their responsibility. Found out the reason for demand was the owner desired to move back into property and it was not exactly as she left it in 2008. Our attorney responded with our file information and hundreds of on file photos taken of the property since 2008. Conclusion is that no payment from past tenants or us has been or will be made. Tenants need to know that we will charge them for damage to our owner's property. Owners need to know we will not overcharge tenants for damage. Calculating damage after tenant move out is very difficult as tenants do not ever want to pay for anything including damage they have done. Owners on the other hand want you to manage their property and make sure it has a zero cost for repairs and maintenance. Fact is property has normal wear and tear that is the owners cost. Tenants pay for damage or items stated in lease. Generally, 3 to 4 months of rent per year need to be spent on property maintenance and management cost. If cost come in low one year they will be higher in years to come. Over any 10-year span of time owner will spend 25% to 35% of the property income as stated above. Some people should never own a rental. Owners who make their personal property a rental property should never return and live there again as they will never be happy.