**Homework 3**

**Joseph Wang**

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**Property Management APP**

**Top 10 Property Management Software**

* **AppFolio.**
* **Buildium.**
* **Yardi Voyager.**
* **ResMan.**
* **Rent Manager.**
* **Condo Control.**
* **Yardi Breeze.**
* **Building Engines.**

[**https://learn.appfolio.com/apm/lp/322/sem-step1.html?\_bt=443207194546&\_bk=%2Bproperty%20%2Bmanagement%20%2Bsoftware&\_bm=b&\_bn=g&\_bg=20407968068&ppcs=google&gclid=Cj0KCQiApY6BBhCsARIsAOI\_GjY71scb\_OD7X8WFgdQfXmVPs-HC3TCiqcNpNMnalM48ndic9UyAriYaAsaoEALw\_wcB**](https://learn.appfolio.com/apm/lp/322/sem-step1.html?_bt=443207194546&_bk=%2Bproperty%20%2Bmanagement%20%2Bsoftware&_bm=b&_bn=g&_bg=20407968068&ppcs=google&gclid=Cj0KCQiApY6BBhCsARIsAOI_GjY71scb_OD7X8WFgdQfXmVPs-HC3TCiqcNpNMnalM48ndic9UyAriYaAsaoEALw_wcB)

**AppFolio Intro**

[**https://online.fliphtml5.com/ltql/gdzq/?mkt\_tok=eyJpIjoiWVRWaFpHVmlNMkZqTURabSIsInQiOiI4bFVYMFp6enE2cW5EaktqcVM2dVVtaWJxTXRWajNEM2ltK3dROWhUaDk2OWJ5aWs1K3IxWnNwT0FUTlE5K2VWbE9SSHB0Z0tGelZiWWcxQjNvSDNYUFNaeHdDcU41TlF5OWRCemlGY0Ria3hLa3RWRVlhUDJNcUd6QkZ6TitxNiJ9#p=**](https://online.fliphtml5.com/ltql/gdzq/?mkt_tok=eyJpIjoiWVRWaFpHVmlNMkZqTURabSIsInQiOiI4bFVYMFp6enE2cW5EaktqcVM2dVVtaWJxTXRWajNEM2ltK3dROWhUaDk2OWJ5aWs1K3IxWnNwT0FUTlE5K2VWbE9SSHB0Z0tGelZiWWcxQjNvSDNYUFNaeHdDcU41TlF5OWRCemlGY0Ria3hLa3RWRVlhUDJNcUd6QkZ6TitxNiJ9#p=)

**software is designed for businesses who are managing medium to large portfolios with robust workflow needs and requires a minimum of 50 units.**

* **Owner Communication & Management**
* **Resident Communication & Management**
* **Board Member Communication & Management**
* **Built-In Marketing Tools**
* **Leasing Management**
* **Online Maintenance**
* **Customizable Reporting**
* **Online Payments**
* **Custom Training, Onboarding, and Support**
* **Strategic Account Management  
   PLUS**
* **Advanced Performance Insights  
   PLUS**
* **Configurable Workflows  
   PLUS**
* **Revenue Management  
   PLUS**
* **Data Export Capabilities  
   PLUS**

**Price**

1. **Residential per unit per month $1.5**
2. **Commercial $1.5**
3. **Community Association $.8**
4. **Student Housing $1.25**

**AppFolio offers two tiers of mobile** [**property management software**](https://www.appfolio.com/features) **that allows residential, commercial, student housing, and community association property managers to more effectively market, manage and grow their business efficiently with** [**AppFolio Property Manager**](https://www.appfolio.com/) **and** [**AppFolio Property Manager PLUS**](https://www.appfolio.com/plus)**.**

**AppFolio Property Manager is a mobile property management software that allows commercial, residential, student housing, and community association property managers to compete in an on-demand economy, deliver extraordinary service, and realize their goals as a modern business.**

## **Additional Services to Boost Your Business**

### **AppFolio offers additional services for even more ways to market, protect, and streamline your business. Many of these services come with expert assistance to walk you through the setup.**

* **AI Leasing Assistant  
  Charged per month**
* **Professional Websites  
  Monthly fee + one-time onboarding fee**
* **Premium Leads  
  Charged per lead**
* **Tenant Screening  
  Charged by screen**
* **Liability to Landlord Insurance  
  Charged per month, per enrolled unit**
* **Renters Insurance  
  No cost to enroll**
* **Online Payments  
  Fees vary by service and payment type**
* **Maintenance Contact Center  
  Charged per month, per unit**
* **Utility Management  
  Charged per month, per unit**
* **Tenant Debt Collections  
  No out-of-pocket fees**
* **Automated AP  
  Charged per month, per item**

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**For few property management for entry level:**

**TenantCloud is the premier cloud-based property management solution that helps landlords maximize the revenue from their rental properties. Built as a free and comprehensive solution, TenantCloud provides landlords everything they need to manage their rental business in one place, including posting listings, collecting rent online, and screening applicants. TenantCloud is the hub for property management with a user-friendly interface that streamlines the complete rental process, from backend accounting to maintenance requests, to drive increased return on rentals for landlords. For more information, visit our website.**

**LandlordFree**

* **75 units**
* **Easy-to-use Accounting**
* **Marketing Website**
* **Unlimited Tenants**
* **Online Communication**
* **Cloud Storage**
* **Maintenance Requests**
* **Online Support**

**Like best**

**Everything is in one place, tenant contacts, service provider contacts,**

**lease, money in, money out, maintenance request. we can view who paid who is not, reminders are sent to those running later on payment.**

**Dislike**

**a monthly payment running through TenantCloud, it takes a full week to transfer the money from the tenant into my bank account.**

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**Mhp search in TAMPA, FL AROUND AREA**

# **FOR SALE: Waterfront Mixed Use Park & Marina Central FL $1,600,000**

20+ Mobile Home lots, 10 RVs lots, and 16+ rentals

Manager/owners waterfront home

Estimated 9.7 CAP Proforma at a listing price of $1.6MM

Noi = 9.7%x$1.6m = $155,200.00

Swimming pool and clubhouse

Located on a large Beautiful lake

Boat ramp and 33 rentable covered docks

Freshwater fishing pier

\* Undisclosed location in Central Florida. Please contact us for more info

### **Location**

Great location in central Florida, Tampa Bay Area

City water and city sewer!

Suggest to buy

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# [**https://www.mobilehomeparkstore.com/mobile-home-parks/1294842-for-sale-waterfront-mixed-use-park-marina-central-fl-for-sale-in-tampa-fl**](https://www.mobilehomeparkstore.com/mobile-home-parks/1294842-for-sale-waterfront-mixed-use-park-marina-central-fl-for-sale-in-tampa-fl)

[**https://www.mobilehomeparkstore.com/mobile-home-parks/1281074-29-space-rv-mhp-11-5-cap-rate-purchase-zephyrhills-fl-multi-family-for-sale-in-zephyrhills-fl**](https://www.mobilehomeparkstore.com/mobile-home-parks/1281074-29-space-rv-mhp-11-5-cap-rate-purchase-zephyrhills-fl-multi-family-for-sale-in-zephyrhills-fl)

# **37021 Tucker Road, Zephyrhills, FL 33541**

# [**Forest Oaks Ranch MH Community**](https://www.mobilehomeparkstore.com/mobile-home-parks/1228871-forest-oaks-ranch-mh-community-for-sale-in-dade-city-fl)

# **19140 U.S. 301, Dade City, FL 33523**

# [**102-Space Sportsman's Cove MH-RV Park 55+ Waterfront Community**](https://www.mobilehomeparkstore.com/mobile-home-parks/1383931-102-space-sportsman-s-cove-mh-rv-park-55-waterfront-community-for-sale-in-mcintosh-fl)

# [**5350 Avenue F, Mcintosh, FL 32664**](https://www.mobilehomeparkstore.com/mobile-home-parks/1383931-102-space-sportsman-s-cove-mh-rv-park-55-waterfront-community-for-sale-in-mcintosh-fl)

#### **Benny Spensieri**

CRES Corp International, LLC

Suggest to offer $2,350,000 deal?

ASKED **$2,700,000 CAPRATE = 9%**

### **Property Description**

### This park consists of 102-spaces that includes both MHP and RV spaces. The Seller of the property does not have the time to continue running the park and is selling it at only $26Kper space to a qualified purchaser!

Property includes:

• Waterfront ( access to Orange Lake)

• 31-Boat Slips

• 11-acres

• 102-spaces (45-MH’s 55+ and 57-RV)

• 9-Park Models

• 5-Mobile Homes

• 3-RV’s

• City Water/WWTP

• Updated Electrical System

• 75% Occupied

• Current GR: $391,000

• Current NOI: $235,000

### **Location**

Near Gainsville and Ocala