



“Managing Your Property”

July 2009

“Committed to Excellence”

“You Asked A Good Question”

Question: Due to current the economy, should monthly rent be increased?

Answer: Ivy K Realty, LLC received several inquiries on this subject. Owners need to know their bottom line on income received to meet monthly rental expenses. Most owners have opted to leave current or renewal rent amounts the same. Owners are encouraged to view their property with their agent at annual pre-inspection as there may be future repairs which will affect their budget.

Some owners have increased rent to cover GET and property tax increases. Many have indicated not to increase rent as a risk of movement. The process to re-rent is taking longer as the rental market is soft and the competition in the area for similar units are being advertised at a lower rent.

Work with your property manager for a win-win situation. Ivy K Realty has the experience and knowledge to take care of their clients needs.

REMINDERS

Property owners should remember to service their air conditioners and have their split A/C cleaned annually. This will prolong the equipment and prevent mold growth.

Fire/liability insurance policies should be updated for adequate coverage. Ivy K Realty must also be named additional insured. Most importantly, owners should remember to update their coverage for the Rent Loss Coverage. The Master Condo Policy does not cover owners for personal liability coverage on an owner's property coverage plan. If there are any questions, contact your Ivy K Realty Property Manager any time.

Welcome Aboard!

Please welcome our newest Aiea rental agent, Chuck Harlan. He was in commercial property management with Colliers Monroe Friedlander for several years before joining Ivy K Realty. Residing in the North Shore, managing properties in the Leeward area is not a problem, and he is open to challenges in the rental field.

Tomas Yi has joined the Kapiolani Office and manages rental properties in the downtown Honolulu area. Working towards his broker's license, Tomas thoroughly enjoys managing units and takes pride in getting problems solved.

Last but not least is Kathy Yung, from our Kapiolani, who is doing property management in the town area. She has also been very helpful in our Kapiolani branch.

Ivy K Realty welcomes these professionals.



Mikki EunJun Choy
Property Mgmt
RA, CRB, CRS, e-PRO, GRI

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A Summertime Recipe for You!

Somen Cone Sushi

1 package (8 oz) somen
1/2 to 3/4 block (7 oz) kamaboko, thinly sliced
1/2 lb ocean salad
24 pieces (3 packages) aburage

Dressing:
2 tablespoons sugar
3 tablespoons Japanese rice vinegar
3 to 4 tablespoons vegetable oil
1/2 teaspoon salt

Prepare somen as directed on package. Drain well. Place dressing ingredients in a glass jar; cover firmly and shake. Toss dressing with somen, kamaboko, and ocean salad. Squeeze excess moisture out of aburage and fill with somen mixture.

Makes 24 cone sushi.