

A person wearing a bright yellow jacket and black boots is using a chainsaw to cut through a large log. The chainsaw is orange and black, with the brand name 'STIHL' visible on the bar. The person's hands are on the handles, and sawdust is flying from the cut. The background is a blurred outdoor setting with trees and ground.

JOHN WILHOIT

13 Property Management Cost Cutting Strategies

Spotlight Page

JohnWilhoit.com
Volume 9 2021

JohnWilhoit.com

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WIN Publishing – Spotlight Pages

Each report delivers methods, measures, or processes that are intended to have a positive impact on your rental property assets. The reports may validate your thinking, provide new knowledge, and sometimes offer further information towards a “course correction” in advance of important decisions.

Books by the author:

[How to Read a Rent Roll: A Guide to Understanding Rental Income](#)
[Rent Roll Triangle: The Ultimate Rental Property Grading System](#)
[12 Steps Homeownership: A Guide for First-time Homeowners](#)

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Website	<u>JohnWilhoit.com</u>
Blog	<u>JohnWilhoit.com/blog</u>
Podcast	<u>JohnWilhoit.com/podcast</u>
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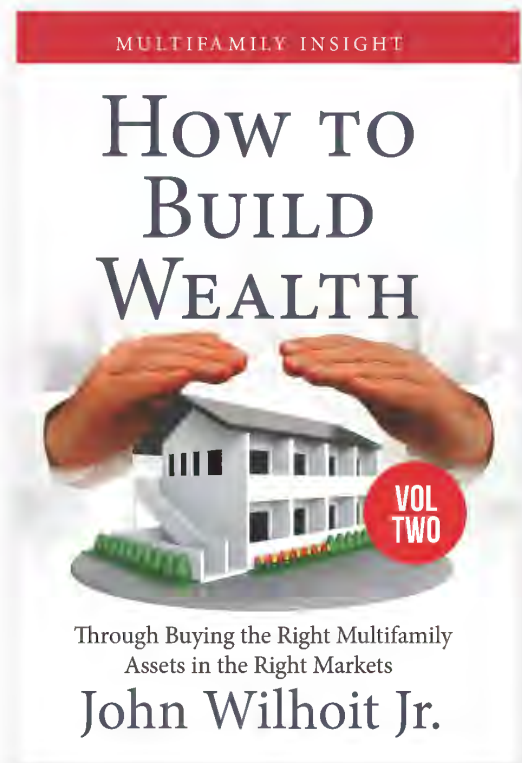
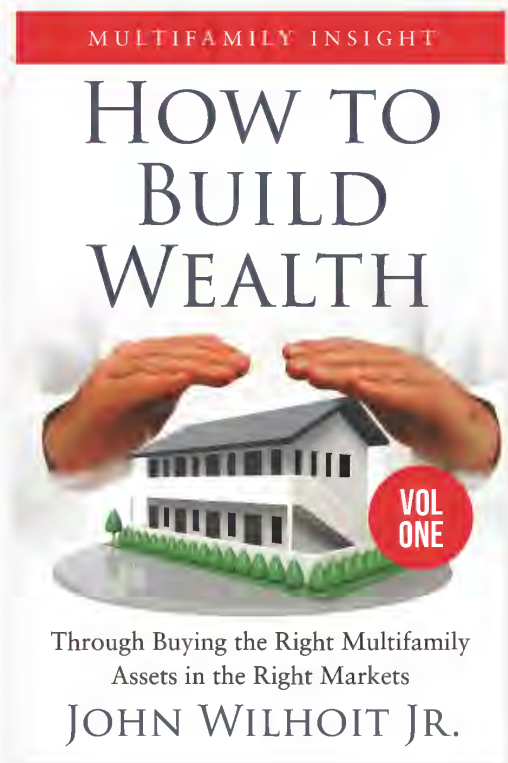
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13 Cost-Cutting Strategies

1. What expenses can you eliminate without negatively affecting the delivery of a consistent operational product to the marketplace?
2. Have a brain-storming session with site staff- nobody knows the property better.
3. Are you recording incoming phone calls to check for quality assurance?
4. Is each available apartment unit offered to the marketplace at current market rents? Is the price point moving product? If not, adjust and adapt in real-time.
5. Can pest control be moved from monthly to six times a year without a negative impact?
6. Are marketing channels delivering qualified leads? If not, why are you keeping them?
7. Are average days-on-market increasing? Slowly or exponentially (what is the pace of change?).
8. Are you exploring added means of income from existing assets (Ancillary Income)?
9. Have you recently re-bid contracts that seem un-competitive?
10. Property-wide, are lease terms getting shorter? If yes, you can expect more turnover and higher costs so prepare in advance so as not to be surprised by this.
11. Can you buy certain items in bulk with proper tracking (and use) to assure capturing real savings?
12. Are there state or Federal programs offer products or providing installation of water heaters, light fixtures, weatherization materials at low or no costs to the property?
13. If you have more than one asset, are your people cross-trained to fill more than one role on the property?

PUBLISHED BOOKS



John Wilhoit Jr

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