



Hello all,

I have now had my first few guests at Ladybug Lane Tiny Home that was completed at the end of March and here are some of the images. So far have had 5-star

Ladybug Lane "Tiny Home away from Home"

★ 5.0 (3 reviews) · Superhost · Edmonton, Alberta, Canada



reviews!

I started this journey as soon as Edmonton changed the bylaws to allow tiny homes in late 2019. They did this by removing minimum size requirements for homes and garden suites but you still need to connect to city services and affix to a foundation so not all types of tiny homes possible. The Canada building code would need to be changed to allow some of the more traditional tiny homes to exist.

As for Belize, my two tiny homes and pool are underway and should be complete around the beginning of June and I am currently working on figuring out management as there will likely be a couple of different options available.

My website includes many of the resources I use for managing my short-term rentals so if you are considering becoming a host, I

would recommend taking a look under ST Rental Software:

<https://lbylrealestate.com/resources/>

Property Management

Many investors (including myself) self-manage our rental properties. Having said that, many of us have a team of people to assist. For me that includes my handy-

man who does all maintenance and repairs and even does walk throughs with tenants on move out and move in. This works as he can then fix things as soon as he sees them and book in trades days.

I also have a great cleaning company in Edmonton for my short-term rentals and use automation software for guest communication and coordination with cleaners. I also have an assistant that helps with guests while I am travelling or too busy with work.

If I wanted to pay a property



manager, the going rate is usually around 10% of the revenue for long-term rentals. For short-term rentals it is higher and I have seen up to 40%. In Edmonton, I know a manager that charges 25% for short term rentals and in Belize I have seen a huge range of as low as 15% all the way up to 40%.

It is important to consider what you are getting for what you are paying for. An owner in Belize I talked to used someone charging only 15%. This experience turned out very poorly for him and he ended up having a hard time finding someone to use that was good. When I have asked some reputable people here for recommendations it was hard to get any.

One service I learned about in the last Mogul Mastermind session is tenant placement services that are offered in Edmonton. This is a great service especially for remote owners who may have the ability to self-manage but don't want to do all the work of finding a new tenant.

AG Property Services offers tenant placement starting at \$850 + GST and you can find details on their website here:

[Edmonton Property Management | AG Property Services](#)



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LOOK BEFORE YOU LEAP



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Edmonton Real Estate Investors Association

Edmonton Real Estate Investor Association (EREIA) Wed, June 9 6:30pm

This session will be online and as always will include a market update and news that affects real estate investors. This month we will have a discussion about Bit-coin and Real Estate.

Here is the link to check out the details and register:

www.meetup.com



Mogul Mastermind Wed, June 16 6:30pm

The presentations start at 7:00pm but there are breakout rooms for networking that start at 6:30pm. The topic this month is tips for first time investors.

Registration can be found here:

www.mogulmastermind.ca



Belize Discovery Trips with the Real Estate Guys Aug 20 - 23, 2021

Due to demand, they already have a 3rd trip scheduled this year. It is hard to say whether international travel for Canadians will be allowed by this time but if it is this is worth looking at. COVID passports are on the radar so travel may indeed be a possibility.

Here is the link:

[Belize Discovery Trip](#)



International Investing

Over the past few years, I have been exploring international investing and decided on Belize as my first place to invest. I have since met many people who have made purchase decisions here without running numbers or checking on management arrangements.

I spoke with one owner who went through 3 different property management companies in Belize before finding a person he is now working with. And he doesn't even have the right license for short term rentals so guessing he will soon be shut down.

It is important to always "Look

before you Leap" and even more so when investing outside your home market. If you decide to look at investing in a different market here is a link to receive a Global Property Resource Kit:

[Request the Global Property Resource Kit | Linda Hayes \(ecide-velopment.com\)](http://Request the Global Property Resource Kit | Linda Hayes (ecide-velopment.com))

Linda Hayes

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