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2020 hasn't been all bad



Ask almost anyone and they'll tell you that 2020 can't end soon enough. But it hasn't been all bad.

Let's take a look at some of the positive events that have taken place this year.

1. A 103-year-old grandma beat COVID-19 and celebrated with a Bud Light.
2. Drive-in theatres have made a comeback.
3. Drive-in concerts have become a thing.
4. Several top restaurants shared their secret recipes so we could make them in the comfort of our own homes.
5. Families have enjoyed more quality time together.
6. The COVID lockdown has given the environment a break.
7. While under tragic circumstances, the resurgence of the BLM movement has brought a renewed awareness of systemic racism.
8. In June, NASA renamed its headquarters after its first black woman engineer.
9. Firefighters from around the world came together to contain the wildfires in Australia.

At Almega, we're not letting the challenges of 2020 change our game plan. We'll continue doing what we do best: supporting and protecting our clients, investors and our communities.


What will be your good news story this year?

 **Basem Hanna** • 1st
Business builder in real estate and cannabis · Founder @ Almega Co., TREC Bra...
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Almega Co. is pleased to introduce the first in a series of what we hope will be an informative overview of the steps involved in acquiring and marketing an investment property, finding tenants and managing your investment for long-term success. [#realestate](#) [#almegaco](#) [#torontoproperties](#) [#blogpost](#)


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So, you want to be a landlord? • 2 pages

 **almega**

400 words Read time: 2 mins

So, you want to be a landlord?

Thinking about becoming a landlord? You're not alone. According to a recent CIBC poll, 25% of Canadian homeowners are either already landlords, or are planning to take the plunge. 

Make no mistake, owning and managing a rental property is a business. Here are a few things to consider.


1. **Leasing:** Your rental property will likely experience some downtime between tenants. And vacancies reduce your overall return. Actively marketing your property can help attract tenants. Almega will market your property on [our website](#), along with more than 20 of the most popular classified advertising websites and top realtor sites such as Realtor.ca and Condos.ca!
2. **Tenant selection:** Not finding the right tenant can become a landlord's worst nightmare. Not only can it be expensive and time-consuming to evict a bad tenant, but you may end up footing the bill for any repairs should your property be damaged. Potential tenants must be properly vetted (prior landlord & employment references, credit checks). And as a landlord, you need to be responsive and accessible.


Almega not only helps owners find tenants, we'll manage each new tenant we place for a minimum of 3-months.

3. **Property management:** As a landlord, you're responsible for the day-to-day maintenance and upkeep of your property, as well as the larger expenses (plumbing, electrical, leaking roof, damaged flooring). Do you have trades people you can rely on? And before tenants move out, your property needs to be thoroughly inspected. Almega's property management service includes two annual property inspections.

Investment property owners are required to have rental property insurance to provide coverage for property damage and liability. Almega's property management fee includes \$5M in condo liability insurance coverage.

4. **Resale value:** Like any other investment, real estate is susceptible to downturns in the market. However, real estate is considered to be a stable, low-risk investment that provides strong returns and diversification. But remember, owning real estate is a long-term game.





 **almegaco** • Following


 **almegaco Black Lives Matter**

Every month, Almega donates a portion of our profits to worthwhile charities chosen by our team. This month, we're proud to support BLM Canada.

BLM Canada advocates for Black communities across the country in the fight to end anti-Black racism. BLM Canada is an organization completely supported by community donations.


Interested in finding out how you can help?
Visit [Black Lives Matter – Canada](#).

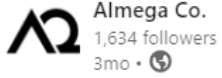
   

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When we launched Almega, our initial focus was real estate investment. As our investment portfolio grew, we saw a need for reliable, trustworthy, customer-focused property managers. When we looked at property management firms in the GTA, we weren't impressed by what we saw. Many of them require lengthy upfront commitments. And the cost of managing smaller units was just too high.

We couldn't find a third-party property management company that met our expectations, so we launched our own. We've since grown into a team of passionate, experienced professionals managing properties for more than 200 investors.

As a vertically integrated real estate company with a focus on both investing in and managing commercial and residential properties, our goal is to provide owners with all-inclusive, carefree property management services.

Why? Because we're owners too.

Interested in finding out more? DM us today!

#whynotus #toronto #torontorealestate #torontopropertymanagement #torontoassetmanagement #realestate #propertymanagement #assetmanagement #propertyinvestment #landlords #investor #investment #condo #condominium #gtarealestate #almegapropertymanagement #AlmegaCo

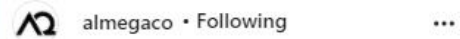


We're Looking for Professional Trade Partners

Are you an experienced plumber, electrician, roofer, carpenter, painter or landscaper? We're looking for experienced trade partners with a proven track record of delivering customer satisfaction to complete maintenance repairs for our property owners and their tenants.

Interested in building a long-term relationship with a leading GTA-based investment property management company? DM us for more information.

#AlmegaCo #vendors #plumbers #electricians #propertymanagement #trades #torontopropertymanagement #condos #investmentproperty



almegaco Congrats! You're about to close on your pre-construction investment property, but now you've got a ton of questions about managing it...

We currently manage properties on behalf of more than 200 investors. No matter the size of your investment property, we're equipped to deliver superior customer service.



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Post



Basem Hanna • 1st

Business builder in real estate and cannabis · Founder @ Almega Co., TREC Bra...
2w · Edited · 🌐

This too shall pass.

2020 has certainly been, well, interesting. Many people would say that this year couldn't end soon enough. But you know what? It hasn't been all bad.

Here are a few positive things that have happened this year:

1. A 103-year-old grandma beat COVID-19 and celebrated with a Bud Light.
2. Families have spent a lot more quality time together.
3. People have become more physically active.
4. Many have rediscovered their love of baking and gardening.
5. World-wide pollution levels have dropped significantly.
6. A second patient was cured of HIV.
7. The Canadian government launched Canada's first black entrepreneurship program.

While you can't always control the circumstances, you can control your attitude. 2020 won't beat me and I know it won't beat you 😊.

#grateful #covid #positivethinking #2020

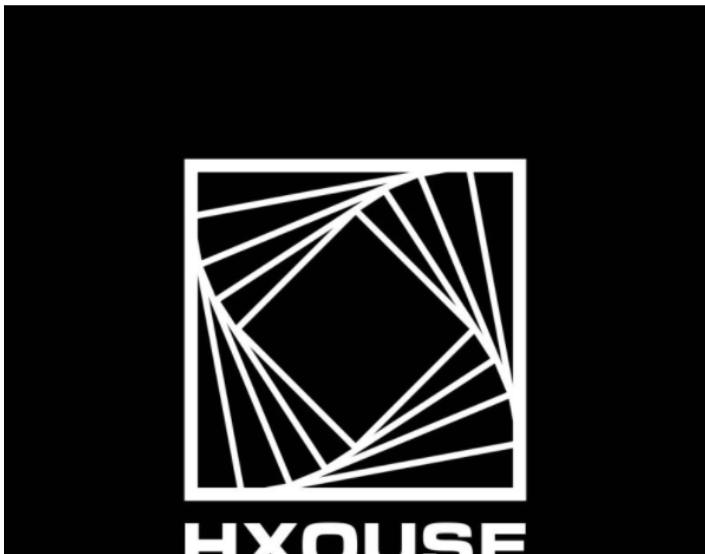
Today I want to give a HUGE shoutout to **HXOUSE** and their incredible leadership team @thacommissioner, @lamarctaylor and @theweeknd; a group I have grown to deeply admire.

HXOUSE is a Toronto-based community incubator for Canadian creators and entrepreneurs whose mission is to empower BIPOC individuals to overcome barriers and achieve their goals through programs including the BIPOC Advancement Program, BIPOC Women's Program, HXOUSE Talent Program and B365 Storytelling.

In early September, Prime Minister Trudeau used the HXOUSE platform to announce the launch of the \$220M federal Black Entrepreneurship Program, a new national program to help Black Canadians get funding & business loans with national banks.

If you ever get the chance to speak with these guys, you'll see the genuine passion they have for what they're doing and what they're trying to achieve. No More Dreams!

#hxouse #BIPOC #blackownedbusiness #Blackpreneur #SupportBlackBusiness #supportlocal



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#PickTheWoman

If you had to decide between two equally qualified candidates to fill a leadership roll: a man or a woman, which would you choose?

Pick the Woman! Why? Because we've been disproportionately picking the man for far too long.

Women make up half of the population, yet only 25% of senior management roles and 15% of CEO roles (Canadian Women's Foundation - <https://canadianwomen.org/>), THIS NEEDS TO CHANGE!

If we're truly interested in tipping the scale, we need to walk the talk. That means that when all else is equal, you gotta pick the woman.

For my daughter and every other young woman in our lives, we need to show that we're paving the way for them!

#genderequality #equality #feminism #womenempowerment #feminist #women #womensrights #girlpower #gender #equalrights #humanrights #eachforequal #empowerment #femaleempowerment #strongwomen #diversity #womensday #education #covid #pride #empoweringwomen

