

Welcome to Landlord  
Connections



February 14, 2019

Thank  
You!



SOUTH FORK  
CAFE

& CATERING

*Est. 1987*

Dawn and staff  
for catering today's breakfast

# 2018 State of the City



2018 annual video report



**River Falls Housing Authority  
Director: Anne McAlpine**



# River Falls Housing Authority

625 North Main Street, River Falls, Wisconsin 54022  
715-425-7640 / Fax 715-425-8530

## Landlord Survey Results

<u>Unit size/type</u>	<b>2017</b>			<b>2018</b>			<b>Change since 2017</b>	
	<u>Monthly Rent Rates</u>			<u>Monthly Rent Rates</u>				
	<u>Low</u>	<u>High</u>	<u>Avg.</u>	<u>Low</u>	<u>High</u>	<u>Avg.</u>		
1 Bdrm. Single Family	\$400	\$600	\$483	\$300	\$925	\$590	107.00	22.15%
1 Bdrm. Duplex	\$300	\$650	\$500	\$200	\$750	\$520	20.00	4.00%
1 Bdrm. Multi Family	\$350	\$725	\$555	\$475	\$750	\$635	80.00	14.41%
2 Bdrm. Single Family	\$500	\$1,300	\$866	\$550	\$1,200	\$787	(79.00)	-9.12%
2 Bdrm. Duplex	\$500	\$900	\$742	\$550	\$1,100	\$779	37.00	4.99%
2 Bdrm. Multi Family	\$500	\$1,250	\$770	\$625	\$1,250	\$862	92.00	11.95%
3 Bdrm. Single Family	\$850	\$1,700	\$1,195	\$950	\$1,550	\$1,267	72.00	6.03%
3 Bdr. Duplex	\$750	\$1,245	\$991	\$875	\$1,300	\$1,030	39.00	3.94%
3 Bdrm. Multi Family	\$725	\$1,250	\$926	\$850	\$1,400	\$1,146	220.00	16%
4 Bdrm. Single Family	\$900	\$1,342	\$1,500	\$1,100	\$2,125	\$1,349	(151.00)	-10.07%
4 Bdrm. Duplex	\$800	\$1,675	\$1,245	\$1,230	\$1,640	\$1,456	211.00	16.95%
4 Bdrm. Multi Family	\$1,200	\$1,400	\$1,270	\$1,240	\$2,100	\$1,580	310.00	24.41%
5 Bdrm. Single Family	\$1,350	\$1,750	\$1,583	\$1,625	\$1,625	\$1,625	42.00	2.65%
5 Bdrm. Duplex	\$1,200	\$1,725	\$1,494	\$1,300	\$1,625	\$1,444	(50.00)	-3.35%
5 Bdrm. Multi Family	n/a	n/a	n/a	\$1,650	\$1,650	\$1,650	1,650.00	0.00%

### Utilities

Tenant pays	46%
Shared	13%
Landlord	41%

Handicapped Accessi Units = 25%

Pets allowed = 55%

Data Based on 24% reporting

Out of 429 surveys sent, 104 were returned

**Guest Speaker:**  
Matt Ferguson



**Topic:**  
Introduction to 1031 exchanges  
for real estate tax deferral



**POWERFUL  
CHOICES**  
a sustainable energy project for river falls

Mike Noreen  
Conservation and Efficiency  
Coordinator  
715-426-3467 or  
[mnoreen@rfcity.org](mailto:mnoreen@rfcity.org)

# Energy efficiency programs for landlords

- Free Energy Efficiency Packs for your tenants



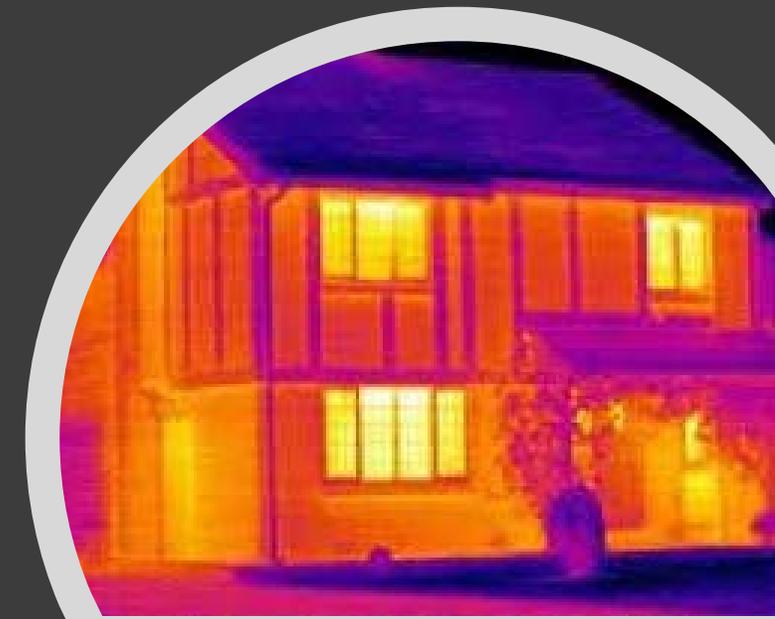
# Energy efficiency programs for landlords

- Home Energy Assessment
  - \$50
  - \$\$\$ in incentives



# Energy efficiency programs for landlords

- Infrared scanner
  - free



Energy efficiency programs  
for landlords

- Electronics  
Recycling





Thank you for attending  
Landlord Connections

Please leave comments about today's  
meeting and suggested future topics on  
the bottom of the agenda.