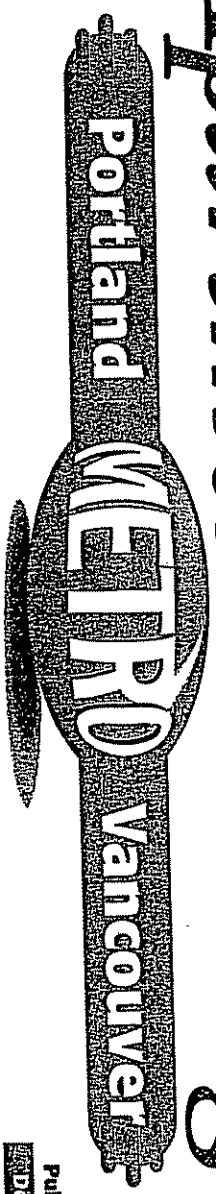


Over 50% of All Metro Apartment Manager Newspapers are Mailed to Apartment Owners

# the Apartment Manager



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## Environmentally Friendly Construction Project in Portland's Pearl District

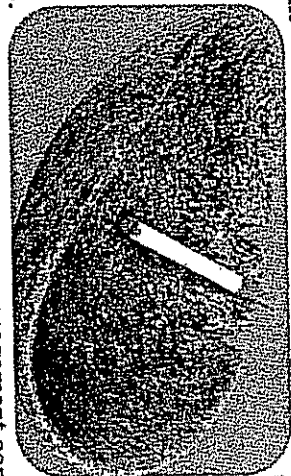
Fremont Investment & Loan, a subsidiary of Fremont General Corp., has provided a \$56.8-million construction loan to 937 Group LLC for the construction of an environmentally friendly condominium project, located in the heart of the city's Pearl District.

937 Group is a joint venture between W&K Development, based in Scappoose, Ore., and Spring Capital Group, a private investment and real estate development company based in Eugene, Ore. Fremont previously financed six of Spring Capital's projects

Continued on page 4

## Protect Your Investment Four Good Reasons for Smokefree Housing

Your property is an important investment. Protect it! Going smokefree may be one of the most important things you can do to protect your property from damage, excessive cleaning, and fires.



Going smokefree will also protect your tenants from second-hand smoke, a major health hazard, protecting you from potential legal liability. Plus, smoke-

free living is in high demand, meaning that you can attract and keep good tenants by offering this valuable amenity. See recent tenant survey results at [lun-goregon.org](http://lun-goregon.org). "By being an early implementer of smoke-free policies, a property management company could earn a reputation in the market for doing a better job of recog-

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bers and officers have been with us for a while now, but I do want to welcome our new Board members

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Chapter 29  
Institute of Real Estate  
IREM Management

### 2007 Courses

- March 15 - 16, 2007  
FIN 402 - Investment Real Estate - Financial Tools  
Instructor: TBD  
Location: TBD
- April 16 - 17, 2007

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Clark County Rental Association

HAPPY HOLIDAYS

## Protect Your Investment

Continued from page 1

nizing and offering the amenities that tenants want, while at the same time ensuring higher retained earnings as a result of lower maintenance and related costs."

--Campbell DeLong Resources, 2006, "Smoke-free Rental Housing in the Portland Metropolitan Area"

When you make your property smokefree, you will:

### 1. Attract Quality Tenants

**Smokefree properties have the market advantage:**

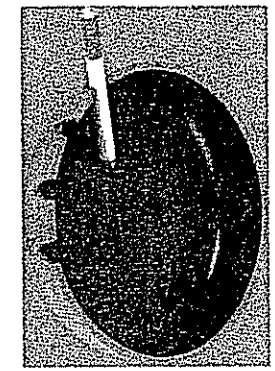
3 out of 4 Portland-area renters would rather live in a smokefree building... more than half would even pay extra rent! Eighty percent of renters prohibit smoking in their units, and another 10% allow it very rarely, so most renters already live smokefree. By preventing secondhand smoke from drifting into their units, you will show your tenants that you value them, their health, and their business.

### 2. Reduce Cleaning and Maintenance Costs:

Yellow walls. Burn holes. The smell! It can cost over twice as much

to turn-over a unit that has been occupied by a smoker. Going smokefree will save you money and time spent on cleaning, painting, maintenance, and repairs.

### 3. Protect Your Property from Fires:



Smoking is a major cause of residential fires, responsible for an estimated \$27.7 million in property damage in Oregon from 2001-05 (Oregon State Fire

Marshal). By prohibiting smoking, you will be removing the cause of these fires. This will keep your property—and your tenants' lives—safe and sound. Smokefree properties may even be eligible for insurance policy discounts; ask your broker.

### 4. Avoid Liability:

Secondhand smoke can seriously damage tenants' health. Secondhand smoke causes heart disease, lung cancer and other cancers, and other lung diseases like chronic bronchitis and emphysema. It is especially dangerous for children, the elderly, and the infirm. People with asthma have more frequent attacks when they are exposed to secondhand smoke. There have been several successful lawsuits

by tenants whose landlords did not protect them from secondhand smoke. People with certain disabilities can also request Reasonable Accommodations to protect them from secondhand smoke. Going smokefree will help you avoid liability by keeping your property safe and healthy.

Your property is an important investment. Going smokefree will protect your investment while providing tenants with a healthy living envi-

ronment. If you have any questions or need more information, please contact the Multnomah County Health Department if you are in Multnomah County at 503-988-3674 X29356. For other areas in Oregon, call the American Lung Association of Oregon at 503-924-4094 X23. In Clark County, WA, call Clark County Public Health at 360-397-8000 ext. 7378.



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