

EVERYTHING YOU NEED TO KNOW



ABOUT PROPERTY MANAGEMENT CLEANOUTS

JUNK**KING®**

Leasing a property is a profitable exercise as there are always people searching for a place to live. For various reasons, they don't tend to stay for long periods and find themselves either needing more space or relocating for employment purposes. The Census Bureau estimates that 13 percent of renters move annually. After they've vacated the property, it's up to you as the manager of the apartment, house, or office to ensure it's ready for a new set of tenants.

Every day that the building is unoccupied translates to a loss of income for the owner. For this reason, it's advisable to enlist the help of a [professional junk removal service](#) such as [Junk King](#). We can assist in cleaning up and readying the property for new tenants in a quick turnaround time.





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JUNK AND REAL ESTATE AGENTS

Apart from buildings leased to tenants, homeowners typically sell their properties after an average of six to seven years. The clean-out task then falls to the realtor, for which they're not prepared. The same principle applies to securing a new owner for the property. You must present the building as an appealing opportunity for potential buyers. However, you'd have to engage with a junk removal service to assist with eliminating physical junk from the property.

DEBRIS

Regardless of the lease agreement, tenants often leave behind surprising amounts of trash and personal belongings. It's possible to claw back some of the cleaning fees from their deposit. However, you will require assistance with lifting and hauling their junk. Homeowners generally do the same as they may leave behind items they don't require in their new homes. A junk hauling service will remove old furniture, trash, electronics, and other items and dispose of them responsibly.



ESTATE CLEAN UP

The reality of the situation is that almost 10,000 people are turning 65 every day, making up for approximately 18 percent of the American population. Unfortunate life events can also result in the clearing of a property, such as downsizing due to lifestyle changes, death of a parent or elderly family member, debt, and divorce. During this difficult time, it's imperative to trust a removal team that is mindful of your needs and work swiftly to remove unwanted items.

COMMERCIAL PROPERTIES

The problem of junk being left behind isn't solely a residential issue. [Commercial landlords](#) must deal with large inventories of unwanted furniture and equipment that their tenants leave behind. Consider the amount of paperwork that an office stores, which they may deem insignificant and leave behind. To prepare the office for new tenants, you must remove the waste as quickly as possible to allow potential businesses to view the premises.



FORECLOSURES CLEAN UP

If you're buying or selling foreclosed homes, there is significant work that awaits you. Generally, it involves changing the locks, making the necessary repairs, and clearing out the existing junk. Similarly, when tenants are facing eviction, they don't have the funds to remove their belongings. The sad reality is that most tenants decide to leave behind items because they simply don't care. As a property manager, outsourcing the removal prevents you from getting your hands dirty with the disposal of their goods.



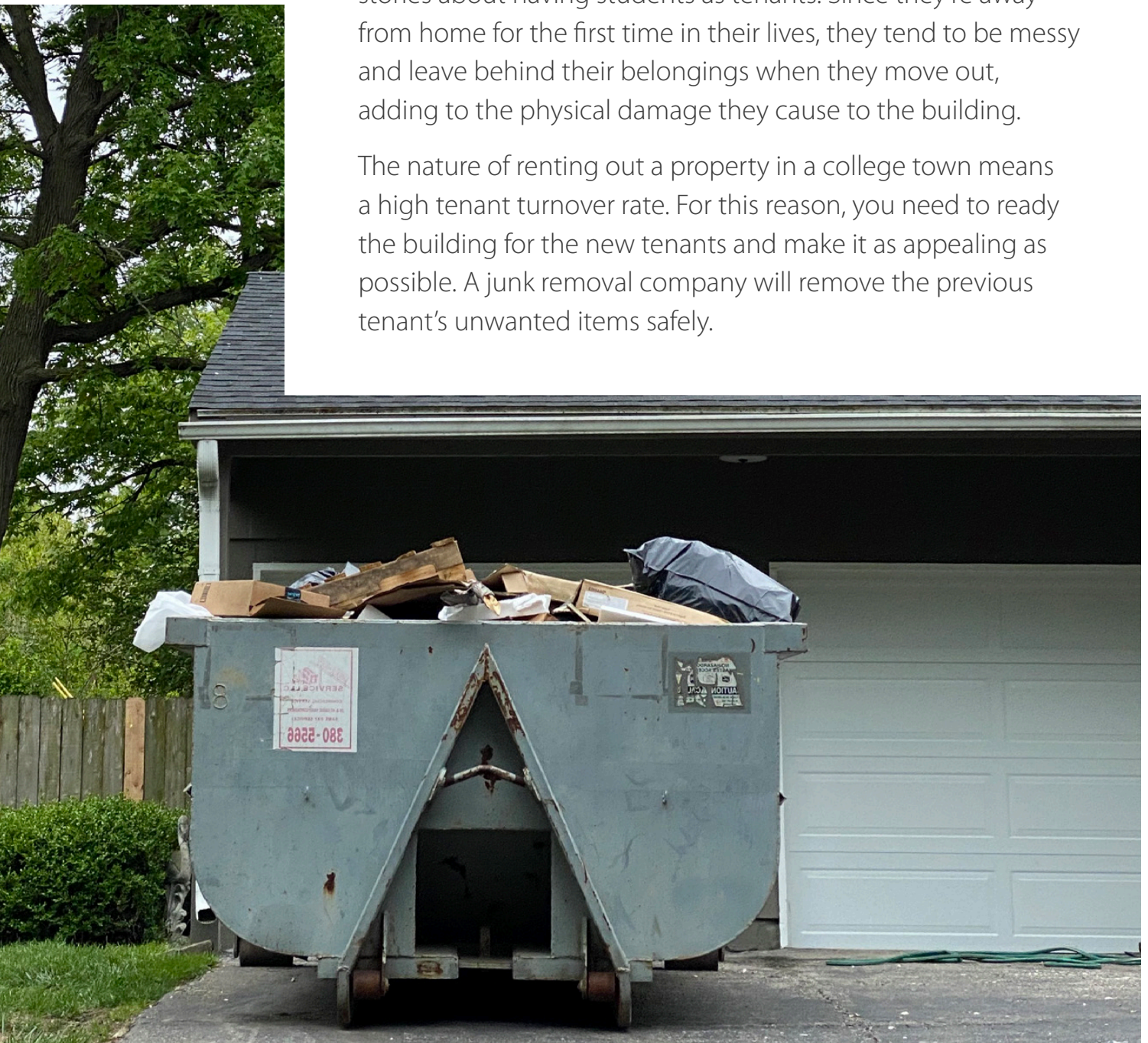
RENOVATIONS

The market often dictates owners remodel their properties to maintain their value. However, it's common to find the remnants of a renovation and construction process on the property. It can be unsightly and negates the recent remodeling. As a result, you should trust a junk removal company to whisk away unwanted items and debris.

COLLEGE PROPERTIES

Renting out houses or apartments in college towns can be lucrative, but several property managers have shared horror stories about having students as tenants. Since they're away from home for the first time in their lives, they tend to be messy and leave behind their belongings when they move out, adding to the physical damage they cause to the building.


The nature of renting out a property in a college town means a high tenant turnover rate. For this reason, you need to ready the building for the new tenants and make it as appealing as possible. A junk removal company will remove the previous tenant's unwanted items safely.



GO GREEN

Every day Americans generate roughly 16 pounds of trash. When you consider the population of the country, that amounts to millions of pounds per day. If you ever thought about the final destination of your waste, you won't be pleased to know that it usually ends up in a landfill.

Landfills have been around for a while and are a dumping ground for unwanted items. However, space is filling up quickly, and in the years to come, we may not have many options. To avoid trash existing on public streets and outside your homes, it's imperative to be conscious of the environment. You can make greener decisions with every item you discard. Recycling is a viable option for most items, and the human race must make a concerted effort to reduce waste ending up at landfills.



When you think about **climate change and air pollution**, landfills are one of the main contributors.

Waste in the landfill emits methane gas into the atmosphere, which affects the ozone layer and results in climate change - hotter summers and extremely cold winters.

To paraphrase Benjamin Franklin, nothing can be said to be certain, except for junk and taxes. Every household and office has some kind of junk. Tenants and homeowners may leave some items behind after they've moved because it's old or doesn't provide them with the function they require.

When you collaborate with an eco-friendly junk removal service, you're contributing to the state of the environment. Every piece of trash or unwanted goods that we keep away from the landfill helps improve the Earth's condition. Don't settle for a random removal company but rather inspect their services to ensure they're honest about their green status.

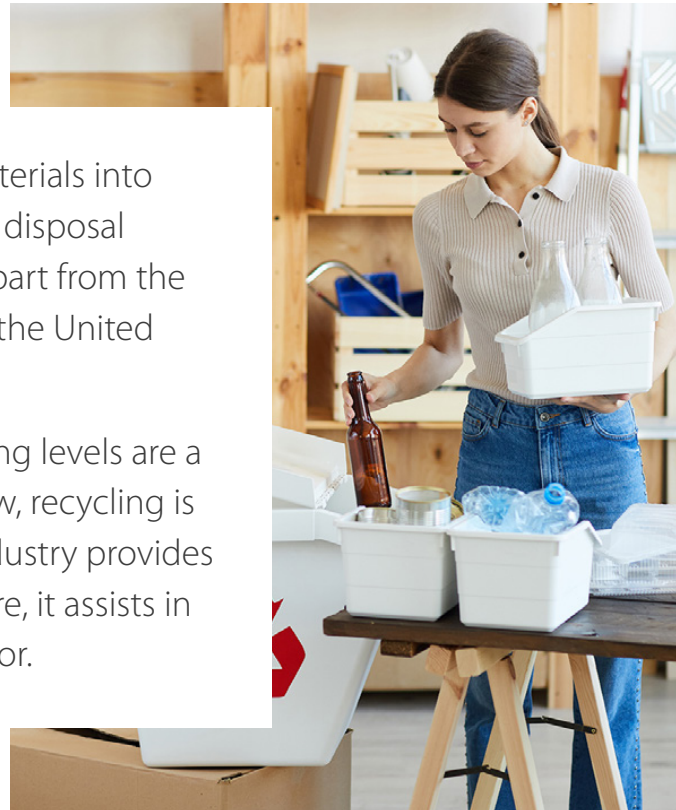
As a result, the company will arrive at the property and sort out the items based on those that can be recycled, reused, or donated. They should have contacts in recycling facilities where they can deliver some of your items. Consequently, materials from your goods are recycled to assist in the manufacturing of new products. When this process continues, there is less strain on the landfills and a positive contribution to the state of the Earth.



RECYCLING STATISTICS

Recycling refers to the process of converting waste materials into new products. It's an alternative to conventional waste disposal and assists in decreasing greenhouse gas emissions. Apart from the environmental benefits, it has financial advantages for the United States and other countries worldwide.

According to a Yale University study, Americans' recycling levels are a little over 20 percent. Even though the numbers are low, recycling is a \$200 billion industry in this country. The recycling industry provides more employment than operating landfills. Furthermore, it assists in creating valuable resources for the manufacturing sector.



SOME OF THE OTHER BENEFITS OF RECYCLING WASTE INCLUDE:

Decreased reliance on raw materials, which conserves the Earth's finite natural resources saves up to 95 percent clean water from the mining and manufacturing process assists in keeping the waterways clean, particularly the oceans, protecting animal life.



WHAT CAN'T YOU RECYCLE

There are several items that **you can't send away for recycling.** These include:

- ✓ GARDEN HOSES
- ✓ SEWING NEEDLES
- ✓ BOWLING BALLS
- ✓ FOOD OR FOOD-SOILED PAPER
- ✓ PROPANE TANKS OR CYLINDERS
- ✓ AEROSOL CANS THAT AREN'T EMPTY
- ✓ BATTERIES
- ✓ LIGHT BULBS

Furthermore, hazardous materials and waste should be handled through the local waste management provider instead of a junk removal service. Cleaning products, motor oil, pesticides, paints, and other automotive fluids fall into this category.



WHAT CAN YOU RECYCLE

To give you a clearer picture of the items that can survive another life cycle through their materials, these are some goods that you may discover in a tenant's property that

we can take to the recycling facility.

These include:

- ✓ [FURNITURE](#)
- ✓ [APPLIANCES](#)
- ✓ [TELEVISIONS AND MONITORS](#)
- ✓ [MATTRESSES](#)
- ✓ [HOT TUBS](#)
- ✓ REFRIGERATORS



THE REMOVAL PROCESS

When you call our team, we'll set up an appointment with you according to your schedule to remove the unwanted goods. We'll offer you a free estimate for our services, and if you're happy to proceed, we'll begin the process immediately.

Our team will filter through the trash to separate elements that can be taken to a recycling facility, while others could be sent to local charities.

You don't have to concern yourself about the heavy lifting as our team has extensive experience in this regard and will handle the goods. We'll load it onto our trucks and then take it to our warehouse recycling hub. Finally, we deliver the relevant goods to a recycling facility or donation center.



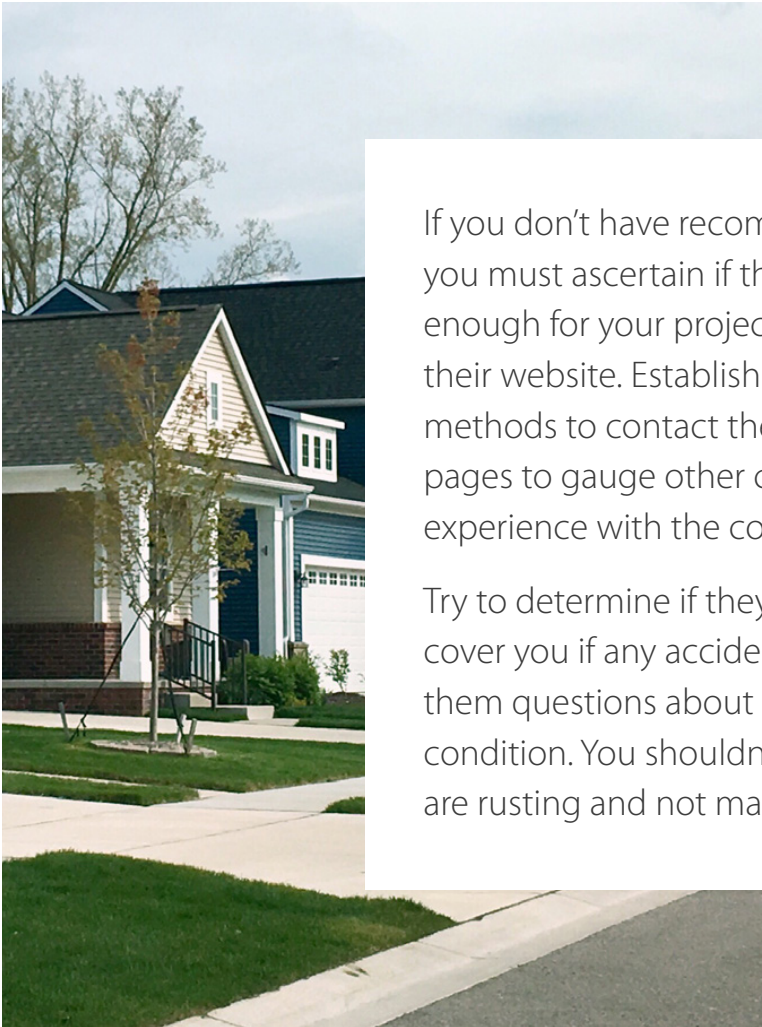
SELECTING A JUNK REMOVAL PARTNER

While ensuring the junk removal company is eco-friendly and conscious of the environment with their disposal methods, you should consider several other factors before partnering with the logistics company.

There are multiple junk removal services available. However, they're not equal regarding customer service. You want to ensure you're dealing with a professional, reliable contractor who will perform their tasks efficiently and treat you with respect. Missing appointments or arriving late are unacceptable, especially when you, as a property manager, have several tasks to complete. It's wise to obtain referrals from family and friends as they can narrow down your selection. Positive experiences with a particular provider are a sign that the company places value on delivering exceptional customer service.

Pricing is a critical factor when deciding on the junk removal company, but it shouldn't be the sole reason for your decision. Companies that provide extremely cheap quotes usually don't meet your expectations. Rather evaluate a few providers against the value they offer.





If you don't have recommendations from family or friends, you must ascertain if the junk removal service is professional enough for your projects. Research the company by inspecting their website. Establish if it's up-to-date and if there are several methods to contact them. Furthermore, view their social media pages to gauge other clients to see if they've had a pleasurable experience with the company.

Try to determine if they carry the necessary insurances that will cover you if any accidents occur while they're on the job. Ask them questions about their fleet of vehicles and establish the condition. You shouldn't trust a company that has vehicles that are rusting and not maintained efficiently.

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BENEFITS OF HIRING A JUNK

We've explained the advantages of using these services for your property management clean-ups and how it contributes to the environment and helps you prepare the property for the next occupant. However, consider the benefits you enjoy on a personal level.

Being a property manager is already a difficult job. To add to the complexity, you must deal with tenants who leave behind their junk for you to clean up. With everything on your plate, you simply don't have the time to handle the removal of these items yourself. When you partner with a junk removal service, you free up time concentrating on other factors around the property and, if you're a realtor, preparing the building for daily showings. With one call, you can take care of the junk and go about the issues that matter.

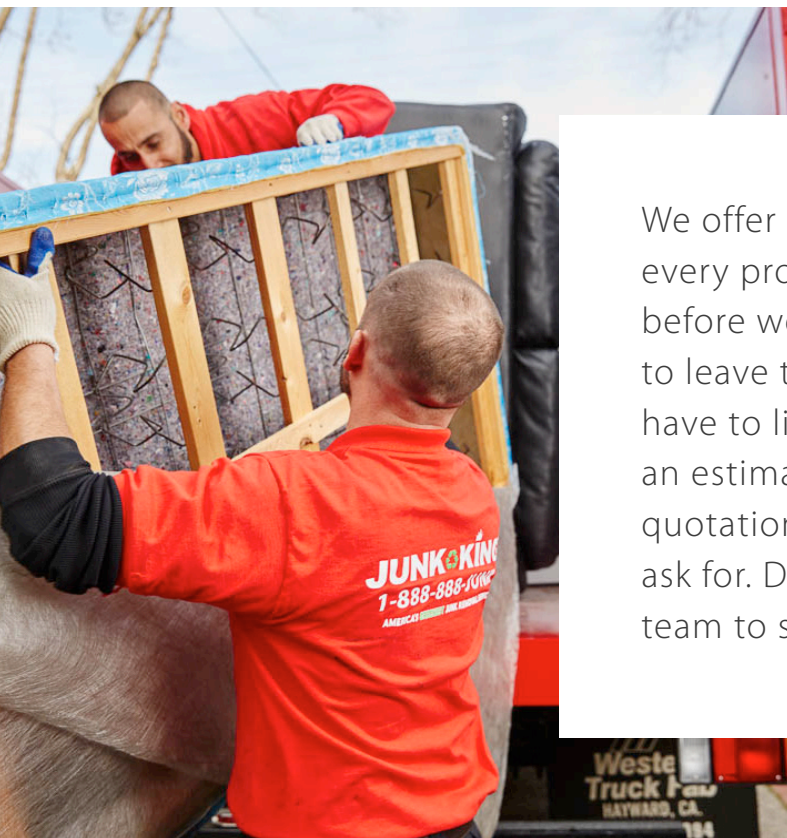
When you save time, you inevitably save money. Instead of leaving the building in a dirty state, you can capitalize on a junk removal company's quick services and fill the vacancy faster. As a result, you ensure that there is a constant flow of income.



Leaving pieces of furniture and other items lying around is a trip hazard. Suppose you're recruiting contractors to take care of the appearance of the interior. In that case, they need to have clear access instead of moving around heavy objects or tripping over personal belongings. Engaging with a junk remover takes care of these items and creates an environment that is safe and ready for the next occupant.

WHY JUNK KING

We've been assisting property managers and realtors with clearing up properties for over 15 years. We have developed a reputation as a leading junk removal company in San Carlos, California, and North America. With over 100 local franchises spanning 32 states and some in Canada, you can rest assured, you're dealing with a reputable service provider.



We offer competitive and fair pricing with every project and will call you 15 minutes before we arrive. After we're done, we ensure to leave the property clean, so you don't have to lift a finger. We guarantee to provide an estimate in writing, to beat any written quotation, and the best service you could ask for. Don't take our word for it; contact our team to set up an appointment today.

JUNK^{♻️}KING[®]



Ideally, choosing a professional company with solid experience, like **JUNK^{♻️}KING[®]** AMERICA'S GREENEST JUNK REMOVAL SERVICE will ensure that you get **excellent service in the shortest amount of time.**

BOOK A TOUCHLESS APPOINTMENT TODAY!



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