



MAPLE LEAF
PROPERTY MANAGEMENT
& REAL ESTATE

WINTER EDITION | DECEMBER, 2025

Owner Newsletter

Stay Warm and Informed

We're thrilled to share this season's Owner Newsletter. It's designed to keep you informed, prepared, and confident as we wrap up the year. From market trends to maintenance tips and tax reminders, we've got you covered.

Rental Market Highlights

(Based on Apartment List National Rent Data)

- **National Trend:** Rents have stabilized after summer's plateau, signaling a seasonal slowdown.
- **Seattle Area:** Median rent remains steady around \$2,400 for a 2-bedroom, with slight softening in northern suburbs.
- **What This Means for Owners:** Winter is typically slower for leasing, so competitive pricing and property upgrades (like energy-efficient systems) help attract tenants. Demand remains strong for well-maintained homes with modern heating solutions.



[Read the full Apartment List report](#)

Oil Heat vs. "Clean Heat"

There are still many homes in our area heated by oil, which often means the furnace is decades old, costly (or impossible) to repair, and expensive for tenants to fuel.

Oil heat is also the most polluting option. To keep your rental appealing, it may be worth considering an upgrade to electric heat, such as a heat pump. Seattle also plans to decommission all oil furnaces by 2030.



While the cost of removing an oil tank and installing new equipment can feel overwhelming, Seattle's Clean Heat Program offers up to \$8,000 in rebates, and many nearby cities have similar incentives. For more information on Seattle's program, visit:

<https://www.seattle.gov/environment/climate-change/buildings-and-energy/seattles-clean-heat-program>

Wrapping Up 2025 & Tax Prep

As we get ready to welcome 2026, tax season is right around the corner. If you own an investment property, staying organized is key. Maple Leaf clients receive monthly Owner Statements, Income Statements, 12-month Cash Flow Statements, Work Order Documents, Work Order Attachments, and all related bill attachments. You'll also receive a complete year-end summary of these documents.

There are additional numbers you'll need for filing, especially deductible expenses. These must be "ordinary and necessary" for managing or maintaining the property. Common deductions include:

- **Mortgage interest:** Often the largest deduction.
- **Property taxes:** Both state and local property taxes can be deducted.
- **Depreciation:** Allows you to recover the cost of the property over time. Residential rental properties are generally depreciated over 27.5 years. You report depreciation on Form 4562.
- **Insurance premiums:** Rental property insurance and liability coverage are deductible.
- **Professional fees:** Fees for property managers (our management fees will be on the owner statements) and professionals like accountants and lawyers can be deducted.
- **Home office:** If you use a dedicated space in your home exclusively and regularly for your rental business, it might be deductible.

Seasonal Maintenance Reminder

Proactive maintenance is key to protecting property value and ensuring tenant satisfaction.

This season, we focus on these items:

- **Yearly Mini Split and Furnace Inspections** – Prevents mold buildup and keeps heating systems efficient
- **Yearly Tankless Water Heater Inspections** – Keeping your warranty valid
- **Dryer Vent Cleaning** – Reduces fire risk and improves appliance performance
- **Chimney Cleaning** – Maintains healthy airflow and prevents hazards
- **Gutter and Outdoor Drain Maintenance** – Avoids water pooling and potential leaks

Contact your property manager to confirm scheduling and keep your property in top shape this winter.



HEROES OF THE DEEP

CONGRATULATIONS KIT MACPHERSON

This honor celebrates people making a real difference in our community. Kit's vision and dedicated work with [Home-Together.org](https://www.hometogether.org) is exactly that, providing affordable, nurturing housing for families relocating to Seattle for long-term pediatric cancer or heart transplant care at Seattle Children's Hospital.

With this honor, the Seattle Kraken has generously donated \$32,000 to [Home-Together.org](https://www.hometogether.org), supporting the incredible work they do. Thank you, Kraken Unity Fund, for recognizing and uplifting this important work. **Way to go, Kit!**

Warm Wishes from the Maple Leaf Team

As we close out 2025, we want to thank you for trusting us with your property. Wishing you a joyful holiday season and a prosperous new year. Here's to a successful 2026!

