HCM Property Management

MONTHLY NEWSLETTER – JUNE 2026



Summer Leasing Momentum

Southern California Rental Market – Summer Demand

June marks the start of the summer rental season in Southern California. Tenant activity typically increases as families plan for the summer and relocations pick up.

- Strong demand for well-located rental homes.
- Competitive pricing remains key to attract quality tenants.
- Shorter vacancy periods in many areas.

Staying proactive with your leasing strategy can help you maximize occupancy.



Leasing Strategy – Act Now

With summer demand on the rise, consider:

- Review your pricing strategy.
- Enhance your property's curb appeal.
- Market your listings across multiple channels.

A well-prepared property is more likely to attract and retain tenants quickly.

Maintenance Focus – Beat the Heat

Summer is here! Make sure to:

- Service your HVAC system.
- Check irrigation and landscaping.
- Inspect for any weather-related wear.



Maintenance Focus – HVAC & Summer Preparation



Taking care of your property now can prevent costly repairs during peak summer months.

Pro Tip:

Schedule HVAC service early to ensure efficient performance and avoid unexpected breakdowns.

Legislative & Compliance Update

As leasing activity increases, it's important to stay compliant with California regulations:

- Fair housing compliance.
- Application timelines.
- Lease and renewal notices.

Proper documentation helps protect both owners and tenants.



Mortgage & Investment Outlook

Mortgage rates remain elevated, continuing to support rental demand across Southern California.

For owners, this means:

- Strong retention opportunities.
- More stability in qualified tenants.



Owner Tip of the Month

Summer Success Starts with Preparation

June is an excellent time to review rental pricing, address maintenance needs, and respond quickly to leasing inquiries to make the most of summer activity.

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