RIVERWAKE CONSTRUCTION & RESTORATION

Property manager jobs, 2026

Every job from the property manager channel billed this year, lowest job margin first

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November 20, 2026
For Monday's job review



JOBS BILLED THIS YEAR	REVENUE THIS YEAR	JOB COSTS THIS YEAR	MARGIN THIS YEAR
26	**$635,557**	**$569,501**	**10.4%**

JOB	NAME	CONTRACT	PROJECTED COST	JOB MARGIN
2410	Maple Grove HOA tenant improvement	$251,470	$226,929	**9.8%**
2183	Fairview Senior Living addition	$98,010	$82,114	16.2%
2453	Maple Grove HOA storm repair	$7,950	$6,625	16.7%
2047	Summit Ridge Apartments kitchen remodel	$184,760	$148,754	19.5%
2266	Ward rebuild	$33,680	$26,324	21.8%
2148	Keystone Realty Group storm repair	$45,300	$34,010	24.9%
2367	Summit Ridge Apartments storm repair	$17,230	$12,786	25.8%
2386	Harborview Property Management storm repair	$7,310	$5,358	26.7%
2049	Olson rebuild	$53,110	$38,057	28.3%
2134	Garcia rebuild	$13,020	$9,326	28.4%
2144	Summit Ridge Apartments mold remediation	$20,800	$14,453	30.5%
2217	Summit Ridge Apartments water mitigation	$11,070	$7,267	34.4%
2166	Harborview Property Management water mitigation	$4,880	$3,180	34.8%
2272	Keystone Realty Group water mitigation	$13,090	$8,315	36.5%
2365	Keystone Realty Group water mitigation	$5,350	$3,368	37.0%
2485	Fairview Senior Living mold remediation	$6,890	$4,235	38.5%
2493	Summit Ridge Apartments water mitigation	$12,740	$7,767	39.0%
2191	Harborview Property Management water mitigation	$6,190	$3,744	39.5%
2127	Keystone Realty Group water mitigation	$6,730	$4,070	39.5%
2096	Fairview Senior Living water mitigation	$4,240	$2,563	39.6%
2098	Harborview Property Management water mitigation	$3,740	$2,253	39.8%
2147	Fairview Senior Living water mitigation	$2,780	$1,670	39.9%
2307	Keystone Realty Group water mitigation	$3,640	$2,150	40.9%
2238	Harborview Property Management water mitigation	$2,910	$1,681	42.2%
2140	Maple Grove HOA water mitigation	$8,690	$5,000	42.5%
2133	Fairview Senior Living water mitigation	$2,570	$1,465	43.0%

What stands out. Job margins under 10% are marked. Property manager work brings steady volume but carries the lowest margin of any lead source this year. The table shows each whole job: its contract against its projected cost. The lowest are the ones to review on price and scope.

Where these numbers came from. Revenue and job costs from accounting (invoices, vendor bills and field payroll, January 1 to November 20). Job contracts and projected costs from job management. Lead source from the CRM, matched to each job by its job number.