



# TURKEN INDUSTRIAL PROPERTIES, INC.

Management • Development • Maintenance

## WHY PAY 1¢ PER SQ FT FOR A FREE ROOF INSPECTION

In this very competitive market, several other roof contractors are offering to clean your roof for 1¢ per square foot. This sounds good but what you are really doing is paying the contractor to do a roof inspection and a substandard roof cleaning. This is a great marketing ploy but what do you really get for your money?

A roof cannot be properly cleaned for a penny PSF. I do not consider a superficial picking up debris a good roof cleaning. Here at TIP when we say we are cleaning a roof we mean that we are thoroughly cleaning a roof.

### HERE IS ONE VERY LONG PARAGRAPH THAT EXPLAINS WHAT A GOOD ROOF INSPECTION REALLY SHOULD BE AND HOW WE DO IT AT TIP:

(1) First we pick up all trash and debris, but it does not stop there. (2) Our crack roof-teams arm themselves with brooms, shovels, buckets and plastic bags and sweep in-under-around-and-through all HVAC units, all other roof jacks and other penetrations, we pay special attention to all corners and all roof drains. (3) Then we use parking lot blowers and blow all the remaining dust, gravel, etc, and physically remove that stuff, we do not blow it down the drain. Steps 1, 2 & 3 eliminate anything that will stay damp and it will expose a lot of otherwise unseen defects. (4) After that: our team will mark any defects, potential defects or other problem areas, with a can of orange spray paint. They walk the perimeter of all parapets; looking at the cant strip areas, inspecting the metal flashings for dis-attachments, loose fasteners and dried caulk; they pay special attention to all corners and to all roof drains, downspouts and gutters; then they walk every other row of roofing (every 6-feet apart) and walk back and forth over the entire roof to look in, under, around and through all HVAC units; and at all other roof penetrations, whether it be a roof jack, a vent, communication equipment or wires, etc.

Our roof inspections are almost always free.

IN CONCLUSION: why pay \$0.01 per sq. ft. for an inadequate job of roof cleaning and an invitation for a roofer to scare you with a report that is really an attempt to frighten you into paying for more work? If you fall for the 1¢ per sq. ft. "come-on" you will be getting exactly what you are paying for.



**SPECIAL**

**JULY FIRE CRACKER SPECIAL**

30¢ Ind. Gr. • 11,600 SF  
8% Office • 200-amp 3-phs  
3 ea. OH Doors • Fire Sprinklered  
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**SPECIAL**

## MOVIE REVIEW



This month I have a couple of guest movie reviewers. My wife Kathy sent the review in for **JOAN RIVERS – A PIECE OF WORK**. **KARATE KID** is reviewed by Lara Anderson Tanzman who is a first class yoga instructor and Kathy's BFF.

**Joan Rivers:** A Piece of Work (Review by Kathy Turken): This documentary is a realistic portrayal of Joan Rivers – a woman who above all else is a survivor. The documentary pulls no punches when it comes to showing the extent of her plastic surgeries, nor does it shy away from featuring her worry about her financial security. The biggest professional obstacle for her is her age: 75 at the time of the shooting of the documentary, she is truly a workaholic, and the movie shows the impossibly arduous schedule she keeps in order to generate cash flow. You have to give Rivers credit for taking charge of her life after some really tough personal tragedies; she keeps on keepin' on, and for that you have to have admiration. If obscenities are a problem for you this movie will touch some nerves; overall though, you can't watch it without thinking there's a lot to this person that her public persona does not reveal.



**KARATE KID:** The modern day Karate Kid, is sure to appeal to today's youth. It stars a younger version of the eventually triumphant underdog. Jaden Smith, son of Will and Jada, is a good 5-6 years younger than the 80's version with Ralph Maccio. Though many of us remember the first KK as a classic, a must see, it's very likely the re-make will be the only one kids today ever watch.

It's interesting to watch this adaptation with the younger, more high profile star (thanks to his parents) and his co-star Jackie Chan. Smith has a superstar pedigree with more staying power than geeky heartthrob Maccio. Chan offers his big name to a big production and huge exposure.

The film offers priceless shooting on China's Great Wall, and a ridiculously adorable Smith could be eaten with a knife and fork. Watching the first few bullying scenes are heart wrenching. This reincarnation boasts much more physical training and shows Smith's athleticism and impressive flexibility. Chan can show off his skills in a few combat scenes, showing he's still got it.

A side observation: the 80's portrayal depicts California as the ultimate in moving up and moving on. 2010's version deals with Smith's character "Dre" and his working class mother having to move from Detroit to China permanently so she can continue her car factory job. Social commentary perhaps?

The movie was thoroughly enjoyable, sure to bring much more business to martial arts schools around the country. Of course we get a happy ending, and we even get a little interracial romantic thread woven in and a preteen onscreen kiss.

I give this a solid 4 **T**'s.



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## THE WEST SIDE IS GOING UP-TOWN

Over here around where my properties are, in what used to be called the West Side -- now I call it the Near-West-Side, we are stepping up a notch.

Beginning Friday, May 28th and every Friday morning after that there is going to be a "Farmers Market." Time 9:00 – 11:00. This exciting neighborhood event is being held at the Golden Gate Community Center (one-half block north of McDowell on 39th Ave.). The Golden Gate Community Center is one of several community organizations that are working toward making this neighborhood a good place to work in and to live in, like it used to be. So, if you are in this area of town, I urge you to drop by and maybe purchase something or maybe just go to meet some of your fellow near west siders.



## DON'T LET THIS HAPPEN INSTALL SKYLIGHT PROTECTION

About once a year we hear about someone who falls through a skylight. Most of the time the result is death or, at minimum, very serious lifetime injuries. Here are some things to think about:

- OSHA considers unprotected skylights as a "fall hazard."
- OSHA considers unprotected skylights as a "willful violation."
- Legal problems and cost of someone falling through a skylight.
- Mental and emotional anguish as a result of somebody falling through one of your unprotected skylights.
- The labor and material cost to install a skylight fallguard is in the \$250-\$400 range, depending upon the skylight size and order quantity.
- All skylights vary in exact size and the fallguards are individually ordered and fabricated. Allow 4-6 weeks for delivery and installation.

TIP is an experienced installer of skylight fallguards and will gladly assist you in your research, planning and installation of these safety devices.

## ARTIST'S CORNER



This rock is a stepping stone purchased at Home Depot. It is painted with cheap acrylic paint (Delta Cream Coat -purchased at Michaels) and a coat of gloss varnish (also Delta Cream Coat at Michaels).

## GOT A PROBLEM WITH FLIES? CRAZY HOUSEHOLD HINT



Here is one of the craziest household hints that I have ever heard: Take a baggie, fill it about one-half way with water, drop in four pennies and hang it up in an area with a lot of flies.

It has been reported to me that this craziness really works. I've got it from a couple of reliable sources. I don't know how but supposedly it works.

If you try it, please let me know so that I can verify it in my next newsletter: 602-751-7185 or meyer@turken.com.

## PIGEON CONTROL AND LAWYER CONTROL



I got an e-mail from a friend of mine after he received last month's newsletter and it said: "I noticed from your newsletter that you are now in the Pigeon Relocation business. Do you think you should extend this service to include Attorney Relocation?"

## ☆☆☆SPACE FOR LEASE☆☆☆

JULY 2010

For more information click on [www.turken.com](http://www.turken.com)

2,100 SF	NEAR I-17 & MCDOWELL RD.	15% Office • Shared fenced yard <b>1911 N. 25th Drive</b>	<b>LEASED</b>
2,500 SF	EASY ACCESS TO I-10 AND I-17	McDowell Rd exposure • 30% Office/Showroom • 10x10 Overhead door • Fenced secure loading area • Available mid July '10 <b>2847 W. McDowell Rd.</b>	
2,500 SF	VAN BUREN FRONTAGE ON 43RD AVE	Frontage • Retail or whse • Good parking • Near I-10 • 200' A/C office • Warehouse 10x10 Overhead door <b>4303 W. Van Buren #6</b>	<b>LEASED</b>
2,500 SF	EASY ACCESS TO I-17 AND I-10	30% Office/showroom • Overhead door • McDowell Rd. frontage <b>2831 W. McDowell Rd</b>	
4,000 SF	NEAR I-10 AND I-17	20% Office/warehouse • 200 amp - 3phs • Common truckwell • Will lease GGG for \$2650 per month • Landlord will pay utilities, maintenance, prop taxes, etc. <b>1423 N. 27th Lane</b>	
5,000 SF	43RD AVENUE & W. VAN BUREN	Truckwell and ground loading • 2 Overhead doors • Additional 500 SF mezzanine storage • Two restrooms • Fire sprinklered • 20' Clear height • Zoned A-1 • 48¢ Immediate occupancy <b>4311 W. Van Buren</b>	
5,625 SF	EASY ACCESS TO I-17 AND I-10	Office/Warehouse • 10x12 Overhead door • Fenced storage • Big water meter Gas available <b>1909 N. 25th Drive</b>	
6,000 SF	FENCED 1.83 ACRES	1.83+ Acre fenced yard • 6,000 new warehouse • A-1 Zoning • SRP • 16' - 20' Clear height 3ea. 14x14 Overhead doors • 550 SF Office space • \$6500 GrGrGr <b>1329 S. 40th Ave</b>	
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9,700 SF	MCDOWELL ROAD AND 29TH AVE	10% office • Nice clean space • Existing tenant wants early termination • Call Meyer <b>1501 N. 29th Avenue</b>	
11,600 SF	NEC - 35TH AVENUE AND ENCANTO	8% Office • Evap cooled warehouse • 3ea 10x12 OH doors • Fire sprinklered 200 amp - 120 & 230 V - 3phs • Immediate occupancy • Fenced storage available • Special price good for 2 years <b>2323 N. 35th Avenue</b>	<b>SPECIAL 30¢ Ind. Gross</b>

**WELL DONE  
IS BETTER  
THAN WELL SAID**

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