



PROPERTY INVESTOR

NEWSLETTER

SEPTEMBER
2017

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency

One Off Routine Inspections

Are you housing staff?
Do you have concerns about how well it is being cared for?
Worried that maintenance may not be getting reported?
Or even worse damaging the property?
YOU NEED US!

EARE are extending our services.

We now offer one off routine inspections at **\$280.00 plus GST** per inspection.

This one-off price includes a Full Routine Inspection Report including photos, all maintenance that needs attention, along with any tenant damage.

Paying this one-off fee could save you lots of \$\$\$\$ and will give you peace of mind.

TIPS FOR CHOOSING AN INVESTMENT PROPERTY...

Every property investor would love to have a crystal ball and be able to buy in an area before it becomes 'up and coming', in order to buy cheaply and reap the benefits of a subsequent increase in property prices.

There are certain indications that a suburb may boom, but none of them are set in stone and you can never be sure.

OUR HOT SPOT GUIDE

Check the area for the following:

- Does demand (for whatever reason) exceed or apparently exceed supply
- Is the area's increase in price significantly greater, than the region as a whole
- Does the area have low prices, which are expected to rise in the near future
- Are neighbouring areas experiencing good capital growth
- Are there positive developments happening in the area (e.g. a new railway, shopping centre or an arterial road to the city) that will impact positively on capital gains

Prior to purchasing an investment property, it is highly recommended that you do your homework and seek professional advice.

- Check sales of similar properties in the area
- Check with your financial advisor/bank to see if you can afford the property
- Check with your solicitor to ensure that any extensions or additions were approved at the time of construction
- Engage the services of a building and pest inspector to professionally inspect the property
- Speak with neighbours to find out about crime levels, noise levels, pollution, industry smells, public housing developments, flooding or drainage problems

P.T.O >

TOP 10 THINGS TO DO WHEN SELLING YOUR HOME

#1 Call me.
(I'll handle the other 9)



LighterSide REAL ESTATE

We are focused on maximising your rental income and optimising your capital growth

MAINTAINING YOUR PROPERTY IS SERIOUS & RISKY BUSINESS IF IGNORED

It may seem like a minor repair when your property manager touches base... a ripple or hanging thread in the carpet; a loose external door/window lock; a loose light fixture or power point; a wobbly step/s, a small patch of dry rot, mould, water leaks, pathways cracking or becoming uneven, poor external lighting or unknown power surges, just to name a few. However, each of these maintenance items, if ignored or not responded to in a quick and timely manner, can result in serious consequences of personal injury or a compensation claim, which can attract large excesses to defend the claim.

It is our duty of care in accordance with legislation requirements (as your agent) to report these issues, provide solutions and obtain quotes.

It is your duty of care to respond and act quickly.

Failure to attend to maintenance, can also lead to time consuming dispute resolution or the tenant terminating the tenancy in extreme situations.

East Arnhem Real Estate CULLING WEEDS COMPETITION



EARE in conjunction with Dhimurru are giving you the opportunity to WIN a

Dhimurru Annual Family Permit
Head to our FACEBOOK page for more information



East Arnhem Real Estate
eare.com.au 08 8987 2209



TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is

Keeping you updated on the local sales market

Current Properties FOR SALE

- 10 Pera - \$275 000
- 21 Pera - \$280 000
- 4 Wolsey - \$325 000
- 12 Beagle - \$440 000
- 4 Matthew Flinders - \$320 000
- 14 Sinclair - \$400,000

Properties Recently SOLD

- 2 Lobelia - SOLD

Current Properties FOR RENT

- 13B Klyn - \$500 p/week
- 29 Klyn - \$600 p/week

ATO Guide for rental property owners

Rental properties 2017

The ATO has a great publication guide that explains how to manage and understand rental income and expenses, including how to treat more than 230 residential rental property items; depreciation of items such as building, fixtures and fittings, capital gains tax; general value shifting regime, goods and services tax (GST); negative gearing; what you need to know when selling a rental property or buying a new investment property and lots of great real life examples to make it simple and easy to understand the concepts.

Visit <https://www.ato.gov.au/Forms/Rental-properties-2017/> to download your copy

NEWS Update

AS EARE FAREWELL SARAH AND WISH HER WELL WISHES WITH HER NEW ADVENTRES. EARE ALSO WELCOME TENEKA AND LUCY TO OUR TEAM!

