



East Arnhem Real Estate

HAPPY NEW YEAR

PROPERTY INVESTOR

NEWSLETTER

JANUARY
2018

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



2 Hakea Close

Auction: 28 February 2018

Where: Walkabout Lodge

Time: 12pm (Midday)

Did you miss out purchasing in our last auction?

Are you unsure what the properties sold for in our November auction?

We had a 60% clearance rate, selling 3 out of 5 properties this exceeds Darwin's rate.

12 Beagle - \$410,000

14 Sinclair - \$350,000

4 Wolsey - \$270,000

TOP 4 BENEFITS OF EMPLOYING A PROPERTY MANAGER

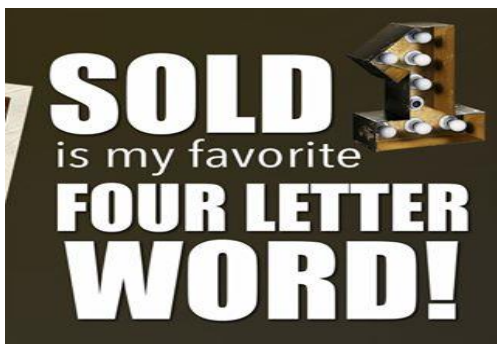
Investing in property will undoubtedly be one of your biggest business ventures. To maximize your likelihood of success it is important to manage your investment correctly, which ultimately optimizes your investment return.

As with all areas of investment, if it is not your area of expertise you would be well advised to hire a professional with specialist skills in Property Management.

If you needed to install a new hot water service, you would employ a plumber. If you need to service your car, you employ a mechanic. Managing your investment property is the same, you need a Property Manager.

Here are our top 4 benefits of employing a Property Manager.

1. **Time** – Property Managers are dedicated day in day out to manage your investments, this is their main focus of each day. There are a lot of things that have to be dealt with in a rental property and you are often required to multi task. Good property managers set up their weeks, so all tasks are completed on time, such as; checking rents are paid up to date, completing routine inspections, completing rent reviews, conducting vacate inspections, arranging repairs/ maintenance.
2. **Choosing the right tenant** – Property Managers adhere to a strict open inspection and application process. Property Managers will compile as much information about the potential tenants before showing arranging an open house. For an application to be submitted on the property, agents ensure they receive a form of ID, 2 current pay slips, contact details of current living arrangements/references and contact details of current employer. Once all information is received all reference checks are made and information is verified. Agents then conduct a tenancy check on each applicant.
3. **Determining Rental Cost** – Property Managers see a wide variety of properties each and every day, including properties currently managed within their office as well as potential properties to list. Property managers are more equipped with the right tools and skill to ensure landlords are receiving maximum return on their investments.



P.T.O >

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

TOP 4 BENEFITS OF HIRING A PROPERTY MANAGER CONTINUED..

4. **Legalities & Skill** – Property managers are trained for skill and legislation. This is what they specialize in and have fantastic knowledge when it comes to the law and regulation of Property Management. This knowledge and skill is specific and valuable. If you have an issue with your pet, your take it to a qualified vet as this is what they are trained to do, just like a Property Manager is trained to manage your property.

THE TWO BIGGEST CONCERNS FOR LANDLORDS

Every landlord who owns an investment property has two big concerns.

Firstly, that the rent is paid on time and secondly, that the property is well cared for, with no damage.

It is our agency's focus to ensure that we are strict with the tenant selection process and reference checking; however, circumstances can often change during the tenancy.

To eliminate these concerns, it is important to consider having adequate insurance cover to protect your asset. This article is a reminder to those landlords who are exposed to these concerns by not having insurance. We still have landlords who do not have this cover and it is our duty of care to inform you of this insurance.

Landlord insurance is a specific policy designed to protect your rental income and costs associated with property damage.

It is important to be aware that not all landlord policies are the same. There are varying excesses, inclusions and exclusions with different insurance providers that can reduce your level of cover and payout.

To assist in comparing landlord policies we have summarized the seven different components that you will need to discuss.

1. Loss of rent in the event that your property suffers damage, which makes it unable to be tenanted for a period of time
2. Rent default
3. Tenant theft
4. Damage & malicious damage (excluding normal fair wear and tear)
5. Ordinary house and contents insurance (fixtures and fittings)
6. Legal costs
7. Public liability

Landlord insurance is not expensive (compared to the possibility of lost income) and is a tax deduction to give you peace of mind.

It is recommended that you do not go with the cheapest quote with this type of insurance. Take the time to compare the policies and what you are covered for, as they are all different. Some policies will only provide insurance up to a small limit, and others won't pay more than one claim in a year, or won't cover you for certain events. * Roy Morgan

DO YOU OWN ANOTHER INVESTMENT PROPERTY?

More often than not, consolidating all of your rental properties with the one agency can save you time and money. Please feel welcome to telephone our agency and speak with your property manager about how we can assist in facilitating this process on your behalf.

EARE office is open Monday to Friday 8.30am to 5pm

We are located at 6 Traeger Close, Industrial Estate

Our **NEW** after-hours contact: 0436 016 211

East Arnhem Real Estate

East Arnhem Real Estate

www.eare.com.au

www.facebook.com/EastArnhemRealEstate/

admin@eare.com.au

(08) 8987 2209

Properties for RENT

Currently no rentals available, if you have a property you would like us to rent contact us!

Properties for SALE

2 Hakea - AUCTION
10 Pera – \$250,000 Price Reduction
21 Pera – \$280,000
4 Matthew Flinders – \$320,000

Properties Recently

RENTED

23 Pera Circuit
34 Pera Circuit
4 Lobelia Close
45 Wolsey Circuit
2A Enalu Road
4 Klyn Circuit

Properties Recently

SOLD

14 Sinclair Street – Auction
12 Beagle Circuit – Auction
4 Wolsey Circuit - Auction



We hope you had a very Merry Christmas and Happy New Year!!

