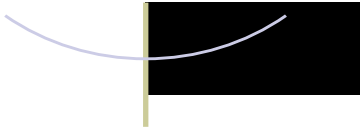




Property Management



Committed to providing exceptional & personalised

Property Management Services

Ph: 07 3456 1400

rentals@avenueproperty.com.au

www.avenueproperty.com.au

Is this what *you've* been looking for?

- A positive & enthusiastic attitude toward the management of your property
- Someone to care for your property as though it is their own
- Prompt return of telephone calls
- Hassle free management
- Skillful representation
- A focus on maximizing your return
- Capital growth to be optimized
- Selection of the right tenant
- Attendance with prospective tenants at all viewings (not just handing out the keys to them)
- Minimal Vacancy periods
- Market-sensitive Rental Increases
- Regular, timely contact & updates
- Someone who will go the extra mile to give you true peace of mind.

*When your property is managed by Avenue Property, this is what you can **expect.***



Competitive Property Management Fees

Our Property Management fees are extremely competitive, and we provide many additional services at no cost to our landlords.

Management Fee

7.5% + GST of Rental Income

This fee covers management services, including rent collection, arrears management, quarterly property inspections, lease renewals, rent reviews & maintenance co-ordination.

Administration Fee

\$6.00 per month + GST

The administration fee offsets costs associated with phone calls, emails, postage and bank fees incurred to allow tenants to pay rent and for our agency to disburse monies to our owners.

Letting Fee

1 week's rent + GST

Payable **ONLY** for each new group of tenants into the property (**Not applicable to Lease Renewals with continuing tenant groups**). It covers all aspects of the letting process, including: property viewings, application processing, lease & bond paperwork, appointments with prospective tenants & detailed entry condition reporting. This fee is withheld from the first two weeks rent paid by the tenant.

Advertising Fee

NIL

We do not charge an advertising fee. The costs of advertising are incorporated into our standard letting fee.

Advertising includes:

- For Rent signage (optional);
- Upload to 20+ internet sites
- Office Listing & Office Window Display
- Comprehensive Prospective Tenant Database Search

Is there something else you require?

Just ask our experienced team, and we will do our best to accommodate all your real estate & property management requirements.

Our Promise To You

To strive to provide a quality professional property management team and the highest possible level of service, 7 days a week, to cater for the needs of both our tenants and landlords.

avenueproperty.com.au



Why you should choose us

Avenue Property

- Operates a small boutique rental department.
- Is managed by our experienced manager, Mary Tame, who prides herself on being “hands on”.
- Understand the importance of a successful rental portfolio .

Owners can expect a very personalised service.

Our policy is to

- maximise rental returns,
- ensure your investment property is maintained to the highest standard,
- ensure the market value of your asset increases.

Our emphasis is on

- minimising vacancies,
- protecting your property through comprehensive tenant screening,
- preparing detailed entry condition reports,
- undertaking regular inspections and
- vigilant arrears management.

Avenue Property’s mission is to provide a quality professional property management team and a high level of service. Our office operates 7 days a week to cater for the needs of both our tenants and landlords.

PROPERTY MANAGEMENT TEAM



Mary Tame

Senior Property Manager &
Sales Consultant

Ph: 0408 720 738



Tina Coorey

Assistant Property Manager / BDM

Ph: 07 3456 1400

Our professionalism, quality of service & availability is our guarantee.

*Should you have any concerns or need any assistance, you are welcome to contact me directly on **0419 699 349***

anytime, 7 days a week

Bruce Tame Owner/Principal



Cnr Ipswich Rd & Stanley St
Woolloongabba Q 4102

Phone: 07 - 3456 1400

Fax: 07 - 3393 1037

E-mail: rentals@avenueproperty.com.au



Tame Property Group Pty Ltd Trading as Avenue Property

ABN: 26 129 999 757