



# PROPERTY INVESTOR NEWSLETTER

January 2015

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Forestville**

2 br, stunning gardens  
**\$365 p/w**

#### **Ingle Farm**

3 br, fully updated inside  
**\$320 p/w**

#### **Ferryden Park**

Modern 2 br  
**\$300 p/w**

#### **Elizabeth Park**

3 br, fully updated inside  
**\$230 p/w**

#### **Windsor Gardens**

Modern 3 brs,+ 2 bath  
**\$370 p/w**

#### **Felixstow**

4 br + 2 bath, beautiful gardens  
**\$480 p/w**

### UNITS/TOWNHOUSES

#### **Plympton**

2 br, ground floor  
**\$295 p/w**

#### **Cumberland Park**

2 br, small group  
**\$270 p/w**

#### **Glenelg**

Fully furnished 1 br modern  
"Liberty Towers"  
**\$550 p/w**

## HOW MUCH WILL MY PROPERTY RENT FOR?

This is a question that we hear and provide appraisals and advice on regularly.

Supply and demand determines the achievable rent of a property. When the demand of tenants is high and there are limited properties for rent, the weekly rent achievable can increase.

The best way to determine the rent is by conducting a Comparative Market Analysis on what other similar properties are renting for in the area.

An unrealistic rent can lead to long term vacancy periods that may have a greater financial loss to you than the extra \$40 per week.

As an investor, we recommend that you do your own research in addition to the information we provide.



Our agency recommends regular rent increases (usually one per year) as it becomes an expectation of the tenant, and avoids high increases if an increase has not been implemented for some time in line with the market.

However, if they have been exceptional long-term tenants and the rent increase could result in the tenants leaving, it may be a consideration to weigh the pros and cons of having secure tenants in comparison to possible vacancy periods.

**IMPORTANT:** Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.



Kathy Dodd

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Jo Cullinan

## INFORMAL AGREEMENTS

Just a friendly reminder to landlords to be careful of entering into verbal agreements with tenants without the knowledge of your property manager.

There is a minefield of legislation and compliance issues that must be adhered to, to protect all parties.

As your managing agent we kindly ask that we liaise with your tenants on your behalf.

## CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



## REFERRAL OFFER

Do you know someone looking for a Property Manager?

We will give you a \$200 David Jones, Myer Voucher or CASH should you refer someone and the property is signed for full management.

We have paid out over \$5,000 in referral fees in the last 12 months.



## WHAT OUR CLIENTS ARE SAYING ...

*"Thank you for your assistance in this rental project. You did a fantastic job and were a pleasure to work with. I would have no hesitation in recommending you to another landlord."*  
Regards, B Graham (LANDLORD)

*"I would like to sincerely thank you for all the help you've provided in the past few weeks. My unit was leased on the first open and you finalised all details promptly, without fuss and communicated with me the entire time. Your professionalism, reliability and caring nature is very much appreciated and will highly recommend you to anyone requiring a property manager."*  
Thanks again, Marisa (LANDLORD)

*"Thank you for finding such great tenants ...again! I always have great confidence when you tell me that you would put the tenants in your own property and you are always right. I have recommended you to a number of friends as a property manager who is authentic and professional."*  
Thanks again, M Hammond (LANDLORD)

*"Thank you so much Jo, my son is also very impressed with you and was telling the other accountants at work. Rest assured when they buy properties they will go with you."*  
K Garbas (LANDLORD)

*"Thank you for all your work in securing us the property at Fisher Street, Magill. You are a wonderful and accommodating agent and you have made this transition very comforting for me and my family as we have never rented before."*  
Mr PD (TENANT)