



PROPERTY INVESTOR NEWSLETTER

Aug-Sep | 2017

PROPERTIES RECENTLY RENTED

HOUSES

Woodville West

2 bedroom modern home
\$390 p/w

Mawson Lakes

3 bedroom family home
\$440 p/w

Forestville

2 bedroom home - huge block
\$380 p/w

Underdale

3 bedroom home
\$330 p/w

North Adelaide

2 bedrooms - offstreet parking
\$500 p/w

Marino

2 storey home - ocean views
\$580 p/w

UNITS/TOWNHOUSES

Klemzig

2 bedroom – small group
\$320 p/w

Prospect

2 bedrooms – private & secure
\$290 p/w

FURNISHED RENTAL PROPERTIES

The main reason to consider furnishing an investment property would be to increase the annual income return. A furnished property can provide additional returns above the standard rent, as tenants are willing to pay for the convenience of moving into a furnished property and possibly being able to rent for a shorter term.

While furnished properties can attract long term tenants, they are generally rented to tenants looking for a shorter term tenancy. Short term tenancies allow owners the flexibility of moving prices with the market at different times of the year. Short stays might be the perfect solution for property investors who also want to use the property as a vacation home themselves from time to time.

However, furnished properties can also be the perfect solution for longer term vacationers, students, or people going through a relationship breakdown. There can be fewer tenants wanting to rent a furnished property, however, there are often less furnished properties, which can increase the demand and achievable rent.

Furnished properties are also in higher demand in certain areas/suburbs (ie CBD, Glenelg and North Adelaide). The city is particularly sought after by those transferring from interstate who may need to be within easy distance to their workplace, etc.

Renting a furnished apartment means you're going to have to buy all of the furniture and it will need to be updated from time to time, repaired and/or cleaned, all of which is an ongoing cost. To reduce replacement costs you could consider providing the furniture only without kitchen utensils/appliances and bed linen. As furnished properties are often considered more short term rentals, it may result in increased letting fees and advertising costs and there could be greater vacancy periods with the higher turnover in tenancies.

If you'd like some advice about furnishing your rental property, feel free to contact us.

Spider Season Is On The Way!

It's almost spring time and the spiders are coming out!

We can recommend Adelaide Pest Control as experts in their field. They are who we engage when dealing with the eradication of pests, including spiders.



The Cullinan Property Management Team



Jo Cullinan



Mick Cullinan



Kathy Dodd

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Your property is priority

Property management is considered the toughest job in real estate, so it demands passion to be able to do it right.

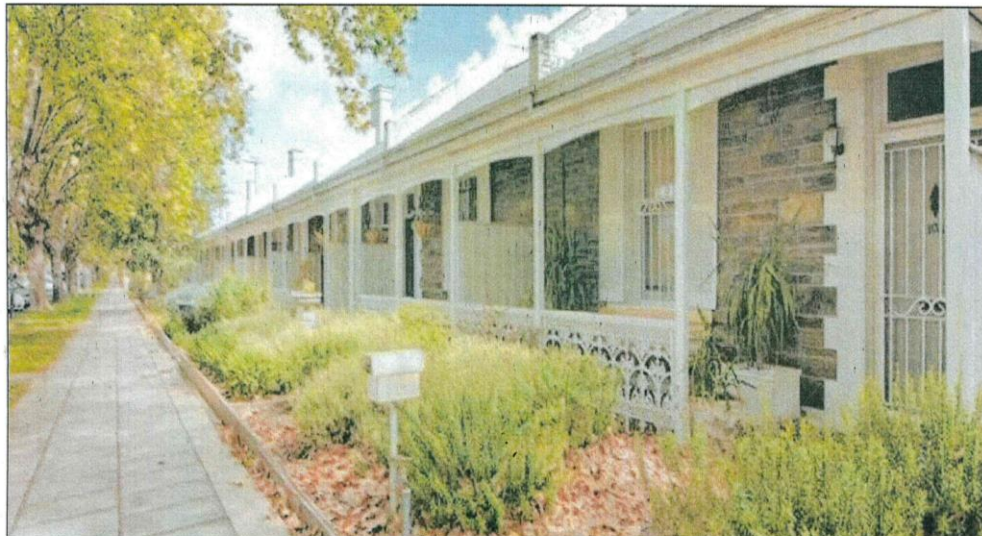
At Cullinan Property Management, the experienced team ticks all the boxes when it comes to enthusiasm and dedication which shines through the business.

"We strongly believe it's a field that deserves to be treated as a specialised area and the job should be left to a specialist in this field," owner Jo Cullinan says.

Cullinan Property Management has been operating for five years, specialising in residential property management across Adelaide from the city to the northern, southern, eastern and western suburbs.

The business was established on O'Connell St, North Adelaide, but has since moved into a larger office space with a central location in Hampstead Gardens.

Both Jo Cullinan and Kathy Dodd have decades of experience in the real estate industry. Being sisters and working together previously they are in sync with working in unity. You get a great sense of this at Cullinan Property



Cullinan Property Management specialises in residential property management across Adelaide.

Photo: SUPPLIED

Management. "We are fully certified professional property managers and our aim is to offer you the best service possible," Ms Cullinan says.

"Being a smaller company we are able to provide a much more personalised service ... we don't make tenants register before looking at a property through SMS or email, they will be able to speak to us direct and ask the important questions about a property before they view it."

Property management isn't just an arm of the business – it is Cullinan Property Management's sole business, meaning every effort is made to ensure clients understand what is required when leasing your property.

"We specialise in first time landlords and promise to walk you through every important step of leasing your property and our service will never change moving forward," Ms Cullinan

says. "Our staff members are qualified and fully certified professionals in the field of property management, so you will be in great hands."

Ms Cullinan holds a Certified Property Management certificate, as well as a Diploma of Property Services/Agency.

She also boasts award-winning performance in property management which dates as far back as 1998.

Despite being in the field for

decades, Ms Cullinan says she loves getting out and about and meeting new people.

"The job offers loads of variety and I love the fact that I'm out meeting clients and not stuck behind a desk all day," she says.

"It's a tough job but extremely rewarding and this is reflected by reading our client testimonials which can be seen on our website, cullinanpm.com.au ... we look forward to welcoming you into our office where you can

view all our available properties."

As a way of giving back to Messenger Community News readers, Cullinan Property Management is offering free advertising with PREMIERE listing ads on realestate.com.au (value approx. \$270). This offer is for all new businesses listed to full management.

Cullinan Property Management also offers reward (gifts) for recommendation of its business and services (applies to all properties leading to full management).

"We thank all our happy, existing landlords and tenants who have contributed to building Cullinan Property Management ... more than 90 per cent of our business comes from referrals which we are extremely proud of."

The office is open all business hours and properties are opened on the weekends and after hours. "We pride ourselves on our flexibility to 'fit in' with busy people."

For a free, no obligation appraisal, phone Cullinan Property Management today.

Cullinan Property Management, Shop 6, 19 Ways Rd, Hampstead Gardens, 8369 0990 or 0403 339 202, cullinanpm.com.au

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



OUR REFERRAL OFFER

**We will give you a \$100 gift voucher
(OR CASH!) should you refer someone
and the property
is signed for full
management.**



Certified Property Management