



PROPERTY INVESTOR NEWSLETTER

January 2016

PROPERTIES RECENTLY RENTED

HOUSES

Richmond

3 bedroom family home
\$350 p/w

Vale Park

Updated home - huge block
2 bedrooms
\$360 p/w

College Park

Stunning 3 bedroom family home
\$600 p/w

Mawson Lakes

Modern home
3 bedrooms / 2 bathrooms
\$355 p/w

Elizabeth North

3 bedrooms – large yard
\$225 p/w

Elizabeth East

4 bedrooms / 2 bathrooms
\$290 p/w

UNITS/TOWNHOUSES

Torrensville

2 bedrooms – small group
\$290 p/w

Henley Beach

2 bedrooms – great views
\$295 p/w

Adelaide

2 bedrooms – offstreet parking
\$350 p/w

DO YOU KNOW SOMEONE LOOKING FOR A PROPERTY MANAGER?

THIS YEAR I WANT TO GROW MY BUSINESS – DO YOU KNOW SOMEONE WITH AN INVESTMENT PROPERTY?

One of the first reasons to consider engaging a property manager who specialises in property management is they help provide a “buffer” between you and your tenant. If there are any problems with late rent payments or damage to your property, we deal with these issues so that you can avoid any unpleasant confrontations.

At Cullinan Property Management, we know all the “ins and outs” of Residential Tenancy Law and can advise you about your rights as an owner. We do far more than just rent your property and collect your money for you. We also facilitate mediation in the event of late rental payments, as well as organising emergency repairs, maintenance and even handling the payment of various bills on your behalf. We provide a complete management service, to help you avoid wasting your own time and money.

Some of the duties that you can expect from us include:

- Advertising and marketing your property
- Sourcing and screening potential tenants
- Completing extensive ingoing and final inspections
- Conducting routine inspections
- Sourcing and organising qualified tradespeople for repairs and maintenance
- Providing financial statements (monthly and yearly)

We are specialists at multi-tasking and are highly qualified to prioritise and perform any or all of these duties. You can expect us to help you with matters of communication, negotiation and conflict resolution.

REFERRAL OFFER

**We will give you a \$200 Gift Voucher or
CASH should you refer someone and the
property is signed for full management.**



Kathy Dodd

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Jo Cullinan

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.

LANDLORD INSURANCE

Landlord insurance covers you for tenant related losses.

Things like loss of rent due to a tenant breaking their lease or being evicted, or damage caused to your contents by tenants.

Other insurance may not cover these events, and very often the bond won't be enough to cover the associated costs.

We can arrange Landlord Insurance through Terri Scheer – just call or email us to help!

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



LANDLORDS NEGOTIATING WITH TENANTS

It doesn't happen often, but when it does – things can go wrong ...

We strongly recommend that landlords do not make direct contact or enter into any informal agreements with the tenant without first consulting us.

There are prescribed notices and important processes that must be adhered to avoid costly fines. You also need to be cautious that all parties are acting in accordance with legislation requirements.

We are here to help, manage and guide you at any time.

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)