

PROPERTY INVESTOR NEWSLETTER

Spring | 2021

Properties Recently Rented

HOUSES

Henley Beach South

Large character home
\$520 per week

Andrews Farm

3 bedroom family home
\$380 per week

Greenwith

3 bedroom home - quiet location
\$425 per week

Woodville North

Large living - close to amenities
\$450 per week

Woodville West

Modern 2 bedroom home
\$410 per week

Mount Barker

Modern near new townhouse
\$430 per week

APARTMENTS / UNITS

Adelaide

Fully furnished 2 bedroom unit
\$400 per week

West Beach

2 bedrooms - close to the beach
\$500 per week

Windsor Gardens

Refurbished 2 bedroom unit
\$320 per week

WELCOME ANNA!

We are delighted to introduce Anna Mignone, who has recently been appointed as a Property Manager and is our newest member to the Cullinan Property Management Team.

Anna started her career in Real Estate back in 1995 as a Receptionist, then quickly moving into a Sales Secretary position. In the early 2000's Anna took the opportunity to move to a Property Management role within her office where she thrived for many years, winning multiple awards during her time. Anna then took some time away from her career to raise her 3 children and has now returned and is excited to once again be back in the industry that she is so passionate about.

Anna has excellent communication skills and the ability to build wonderful relationships with both landlords and tenants. Her attention to detail towards her role, combined with her friendly, personable nature makes her a true asset to our team.

In her spare time Anna enjoys staying fit and healthy with activities such as hiking and bike riding and also enjoys travelling with her family.

Anna and Jo have previously worked together at another real estate company, and enjoy a synchronised working relationship.

We are excited to welcome Anna to the team!



Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd



We can tailor make your property management ... and one way is a **LET ONLY MANAGEMENT SERVICE** ASK US HOW!

This service is for Landlords who want to take on the day-to-day management of their property, but need help to market the property, managing the tenant application process and complete the associated lease agreement documents.

So, what's included?

Rental Appraisal of Your Property

Based on our extensive knowledge, we will provide an honest rental appraisal comparing your property to similar properties in the area. We may also suggest potential improvements with you and what impact that will have on your property's rental value (sometimes a small investment can have a much greater return).

Advertising Your Property

Once you have instructed us to find you a tenant, we will visit your property to take photographs to commence advertising your property. Your property will be listed on the major property websites (ie; realestate.com.au & domain.com), as well as our own website.

Helping You Select The Right Tenant

Prospective tenants will be required to submit an online application using Tenant Options. This software requires the applicant to create a "rental profile" and has an automated reference checking process. It also requires applicants to upload documents such as their ID, payslips and bank statements, etc. We will always cross check references (including work and previous rental references), to ensure the tenant in your property has the income to afford the rent, and if they have rented before that they come with a recommendation from their previous agent or landlord.

Getting The Paperwork Right

This is essential in protecting your investment. At Cullinan Property Management we ensure all of the necessary documentation is completed correctly, giving you peace of mind including:

- *The lease agreement & all associated documents (eg; pet agreement, etc)*
- *An ongoing condition report of the property inside & out (including photographs)*
- *Collecting the initial rent and bond*
- *Ensuring the bond is lodged with Consumer & Business Services*

With a Let Only Management, we hand over the ongoing management of the property to the landlord once the above is complete. If you have any questions regarding this service, feel free to contact us anytime.

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



reminder

Do you have landlord insurance?

Don't leave it until it is too late. Tenant's circumstances can change (ie; job loss, relationship changes, etc). For peace of mind, we recommend that all landlords have landlord insurance to protect against unexpected rent loss or property damage.

OUR REFERRAL OFFER

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



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.