



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

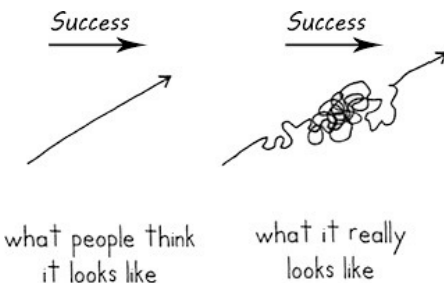
FROM OUR PROPERTY MANAGEMENT TEAM



DO YOU OWN ANOTHER INVESTMENT PROPERTY?

Consolidating your investment portfolio to a centralised agency can save you time and money. If you have another investment in our area, contact us today to find out how we can assist you with the process. It is simple and easy as we do everything for you.

SUCCESS...WHAT PEOPLE THINK...?



TIPS ON HOW TO BE A SUCCESSFUL LANDLORD

As a property manager we are here to help you maximise your rental return...

Whether you have the one investment property or you are looking at investing in more properties, the simple question remains – How do I maximise my rental returns?

As a landlord, it pays to do your research on the area and talk to the experts. To maximise returns is about achieving the highest possible rent and renting the property in the quickest possible time to avoid extended vacancy periods.

Our advice on how to be a successful landlord includes:

- Ensuring that the property is well-maintained to attract quality tenants
- Promptly acting on tenant requests to ensure that they remain 'happy', caring tenants of the property that want to stay long-term, reducing vacancy periods and the impact on wear and tear that can take place with multiple tenancy changeovers in a short period of time.

- Taking advantage of tenancy changeovers (when the property is vacant) to upgrade areas inside and outside the property. It is the tenant's role to keep the property clean and the landlord's responsibility to maintain the property, including internal and external painting, replacement of carpets, worn out appliances and window coverings, gardening, shrub and tree maintenance, gutter cleaning and external property clearing just to name a few.
- If you are considering major renovations talk to us first to discuss what type of rent you can command and whether it is viable, taking into consideration the area in which the property is situated and other economic factors.
- Engage qualified tradespeople to undertake repairs and maintenance to ensure that it looks professional and not an obvious DIY fix-up.
- Don't underprice or overprice your property as both can lead to vacant periods. ■ ... PTO >

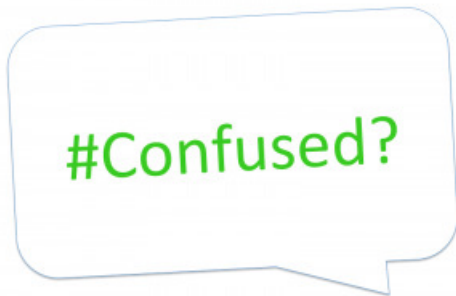
IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should 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. Published by THE PPM GROUP - www.ppmssystem.com

IN THIS ISSUE

- Tips on how to be a successful landlord
- Old or new properties?
- Are you paying too much tax?
- Properties recently rented



OLD OR NEW PROPERTIES?



It can be quite a daunting task to try and evaluate what properties to buy when building up your investment portfolio. Do you buy new properties or old properties?

Do you buy a unit or a house? Do you buy in an established area or a new development?

Of course all of the answers to these questions can only be answered by your personal preferences, but there are important things to remember when investing in property:

- Always buy a property that other people would want to move into, in an area that they would want to buy or rent. Of course, remember how you present your property determines the type of tenant you will attract. Tenants will be attracted to property that presents value for money, has security, in a good location, is clean, has good sized bedrooms, low maintenance and offers heating or cooling facilities with off road parking.
- Always do your research beforehand. Use statistical information to find high growth areas and look for high rental yields in your price range. Identify the potential returns on your investment and ensure it covers your loan repayments.
- Try and buy in a suburb that is experiencing a growth spurt rather than buying at the peak of the growth.

- Don't buy a property that requires a lot of upkeep.
- Your investment should be tax effective and provide you with good depreciation costs.
- If you have more than one property in the same area, it may be prudent to have one property manager, making the process easier and more streamlined. ■

ARE YOU PAYING TOO MUCH TAX?

With tax time behind us for most, have you found yourself paying too much tax?

Purchasing additional investment properties can be a smart way to reduce your taxable income and increase your long-term wealth.

If you have equity in your current investment you may not be required to have a deposit or pay costs up-front.

We recommend that you speak with your Accountant or Financial Planner to discuss solutions on how to reduce your tax bill. ■

LANDLORD PROTECTION INSURANCE IS A MUST

Landlord Protection Insurance is your reassurance that your investment is protected from financial loss and property damage.

For such a minimal tax deductible fee you can have that added peace of mind.

If you do not have Landlord Insurance and want to find out more, please feel welcome to contact our friendly property management team.

CONNECT WITH US

Just search paradiserealty



Properties Recently Rented! Keeping you updated on the local rental market

HOUSES

Fassifern PI Cartwright \$350 p/w
Frazer Ave Lurnea \$390 p/w
Erin PI Casula \$420 p/w
Marin PI Prestons \$440 p/w
Atlantic Blvde Glenfield \$470 p/w
Ironbark Cres Casula \$490 p/w
Boddington Rd Glenfield \$530 p/w

TOWNHOUSES/DUPLEXES

6-10 Kendall Dr Casula \$470 p/w
Kitson Way Casula \$470 p/w

news

And the winner is Sheena!



Sheena was awarded the Outstanding Membership Award for NSW at the recent Professionals Awards night.



The team had a great night out.