



STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

August 2015

What's Making News at KHRE This Month?

Maximise your investment property income

Investing in real estate is a great investment which can provide profits through capital growth and of course the tax advantages associated with owning an investment property.

There are many ways in which the investor can maximise the income derived from their investment property. Most investors think that the only way to do this is by asking for or achieving the highest possible rent.

One of the best things to do is have an annual review on the property itself as well as a review of the rent.

Can you add something to the property that could enhance its rental appeal and value?

Things like an air-conditioner, other appliances, new floor-coverings, a carport, a fresh coat of paint and so on are well worth considering.

Ask tenants what they would like in the home - a small increase in rent can also be considered.

Your Property Manager is pleased to assist you in looking at the options to assist in maximising the income you derive from your investment property.

What We Have Rented in the Past Month

Once again, we have had a very busy month of August and have leased the following properties:

Greenacres – 3BR Townhouse	\$330 per week
Henley Beach – 2BR Unit	\$600 per week
Tarlee – 3BR House	\$290 per week
Craigmore – 4BR House	\$320 per week
Elizabeth Vale – 3BR Semi	\$220 per week
Elizabeth Vale – 3BR House	\$260 per week
Elizabeth Downs – 2BR Semi	\$215 per week
Evanston 3BR Semi	\$240 per week

Please contact our office to find out how we can help you with your investment property.



/KevinHodgesResidentialPropertyInvestment



/KevinHodgesProp

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More Google Reviews



Once again a big "Thank You" to our many clients who have kindly given us some rave reviews! These mean a lot to our hard-working team members. Here are what some of you wrote:

Grant W - We have used Kevin Hodges Real Estate services for years and have always been very impressed with their friendly but professional approach. Nothing is too much trouble and all staff are very keen to make me the number 1 person in their day.

Laurence N - I have been with Kevin Hodges for 12 years and they manage my property effortlessly. I wouldn't consider changing.

Ron K - The Kevin Hodges Real Estate team have helped us with investment and property management for the past 15 years and I cannot find fault in their service.

Karen F - I have been a customer dealing with the staff at Kevin Hodges Real Estate for close to 10 years. I have always found their service to be without fault.

Darren H - As a National Property Management Trainer and Consultant I work with a number of property management agencies across Australasia and internationally. Kevin Hodges and the team are a property management focused agency, dedicated to providing quality advice, personal and professional service to not only property owners but also tenants. Kevin is a principal that understands intimately property management, and what it takes to ensure you receive professional management of your property from his team.

Refinancing your loan? Don't forget to tell us!



A large number of our investor clients have, in recent times refinanced the loan on their investment property to take advantage of historically low interest rates.

This may have also meant setting up a new Bank Account as a part of the package. (The Banks usually want everything!)

During the process some have neglected to advise us of the change in their Bank account details during the process and as a result we have been unable to forward their funds to the correct account.

To avoid any confusion and to ensure that your rental funds are paid to your correct account, please remember to advise our office of any changes to bank account numbers so we can forward funds to your correct account.