



STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

January 2015

What's Making News at KHRE This Month?

Welcome to 2015! Happy New Year!

I always love starting off a whole new year! I find this time of year is a great time for reflection on the past year's achievements and challenges as well as making plans for the year ahead that stretches before all of us like a blank canvas waiting for the painter's touch!

Looking back over the past year, we have had to work our way through many changes to the Residential Tenancy Act as well as keeping our team up to date with changes in technology and practices.

A number of our clients have chosen to sell – many making substantial profits on their investments, others being prepared to take losses as they move on to new ventures.

Naturally in many respects, it is business as usual. Properties must still be inspected, empty ones filled with new tenants as fast as possible, repairs attended to and the usual myriad of tasks that go with managing property for our many clients.

One of the exciting changes we are implementing in this New Year is availing ourselves of a brand new computer program that will manage our repairs. It is called "Maintenance Manager". Naturally we will be getting out more information on this very shortly. In summary, it allows all stake-holders, owners, tenants, tradies and property managers to get repairs and quotes done more efficiently. The program is very secure and allows easy access for everyone to track the progress of every job. We are very excited about this innovation and look forward to sharing with you later this month.

I hope you are enjoying a good break through the festive season - A good time to recharge and reflect on your investments. If you need any help in doing a comprehensive review please give me a call or send me an email.

Happy New Year to all!

What We Have Rented This Month

We have had another busy month During December! Here are some of the properties that we have rented:

Andrews Farm 3BR House - \$315 pw
Evanston 3BR House - \$230 pw
Munno Para West 3 BR House - \$270 pw
Salisbury 2BR Unit - \$210 pw
Davoren Park 3BR Semi - \$220 pw
Davoren Park 3BR House - \$255 pw

Elizabeth East 3BR House - \$285 pw
Elizabeth South 3BR Semi - \$230 pw
Klemzig 1BR Unit - \$170 pw
Modbury Heights 3BR House - \$280 pw
Torrens Park 2BR Unit - \$250pw
Elizabeth Downs 3BR Semi - \$210 pw



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What a brilliant team!



(L to R) Kerry-Anne, Louise, Wendy, Maria, Kevin and Taylor

I have written before about how proud I am of my staff.

Looking back on December I just want to say how impressed I have been with each person's dedication to their tasks.

From the administration side of things through finding new tenants and caring for our owners and customers, at every turn I see commitment, dedication and much hard work.

Much of this work goes unseen, but I can

assure all of our readers that without the attention to detail of every staff member on a daily basis, nothing would run as smoothly as it does.

I also pondered on how busy a month December was in relation to leasing out properties and finding new tenants for empty ones. Many owners dread the Christmas month believing that it will be very difficult to get tenants for their properties. I can report that such is not the case in our experience.

My team were busy right up to a couple of days before New Year's Day signing up new tenants and making sure they and our owners could have a stress free Christmas holiday period knowing that their property was all 'good to go' for the New Year.

A big "Well Done" to everyone!

We Need Your Help Please!

During the past year, as mentioned in our first article, we have had a number of our owners selling up their properties and moving on to new ventures. This is a normal part of the property investment cycle and we are always ready to advise and facilitate changes according to each client's needs and aspirations.

However, from a property management perspective, it does mean that we find ourselves needing to bring in new properties for management to replace those that have moved off of the list.

As we come into 2015, each of our Property Managers find that they now have the capacity to take on some extra properties. Full portfolios means we achieve the economies of scale that we need as a business to keep offering top service at competitive rates and charges.

If you have any other properties we could manage for you, or if you have friends and relatives needing a good property management service, we'd be delighted to hear from you! Our goal in 2015 is to add 40 more properties to our management list. Can you help?