



STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

June 2016

Come and Hear This Amazing Investor – 75 Properties in 64 Months!

“Buying our first rental property in Davoren Park led us to building a portfolio of 75 properties in 64 months, quitting our jobs and travelling to over 20 countries!” – Rachel Barnes.

That may sound extra-ordinary, but according to Rachel Barnes, there’s nothing special about her and her partner John Fowler. Rachel says the fundamentals are actually quite simple, and she’s promised to share their strategy and her story with YOU on 28th June 2016.

Whether you already invest, want to invest more, or have ever even considered investing in property, you don’t want to miss this opportunity to hear from, and even speak to, an experienced and totally *independent* local investor, who doesn’t have an agenda to sell you anything!

We are putting on this special End of Financial Year Event on 28th June 2016 – come along and be inspired!

VENUE: Mawson Lakes Hotel 10 Main St, Mawson Lakes SA 5095

DATE: Tuesday 28th June 2016

TIME: 6:30pm for a 7:00pm start. Finish at 9:00pm

COST: \$10 per person; \$15 per couple

RSVP (Bookings Essential): by 24th June 2016

Refreshments, Prizes and Giveaways included!!

What we have rented in May

Demand in May has been very strong and we have leased the following properties:

Salisbury Downs	4BR House - \$325 per week
Elizabeth North	3BR House - \$230 per week
Elizabeth North	3BR Semi - \$195 per week
Munno Para West	3BR Town House - \$230 per week
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Munno Para West	4BR House - \$325 per week
Elizabeth Downs	3BR House - \$290 per week
Davoren Park	3BR Semi - \$220 per week
Smithfield	3BR House - \$255 per week

Please contact our office or visit our website at kevinhodges.com.au to find out how we can help you with your investment property.



/KevinHodgesResidentialPropertyInvestment



/KevinHodgesProp

28 Anderson Walk
Smithfield SA 5114
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What happens when your tenant gives notice to vacate?



Should your tenant want to vacate, we ensure firstly that the required notice to vacate is given. We also ask the reason for them vacating. Upon notice being received we will contact you to advise of the tenant's vacate date and to seek your reletting instructions.

During this conversation we will advise you of the suggested market rent, discuss a minimum lease term tailored to meet market conditions and to outline our marketing program. We also advise you of the reason the tenant is vacating. In some instances we may be able to prevent a vacancy should the tenant be vacating due to a property specific problem that has not previously been brought to our attention.

Upon confirming your instructions and tenancy terms, we immediately commence promotion of the property. This will include promotion on our own website and on leading For Lease portals, and advising prospective tenants on our database that your property is coming on to the market and to advise of inspection times.

At this time we provide the vacating tenant with a vacating checklist to assist them with how to present the property when open for inspection and the manner in which the property is to be presented upon vacating in order to minimise the likelihood of bond deductions and to ensure that your property is left at the best standard.

During the marketing period we will be in contact with you on a regular basis to advise you of feedback from intending tenants and to make recommendations that may make the property more attractive to intending tenants.

Our aim at all times is to commit a new tenant before the current tenant vacates.

How routine is a routine inspection?

For many years now in the Property Management world, routine inspections of properties has been best practice. In our agency, we inspect properties every 3-4 months and provide a full written report to our Landlords.

The purpose of a routine inspection is to ascertain the tenant's care of the property and to check if any preventative maintenance is required. It also gives the Tenant opportunity to report any maintenance required as well as update their contact information.

Far from being "routine" we believe these inspections are a very important part of our work and duty of care for both our Landlords and tenants.

