



STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

June 2015

What's Making News at KHRE This Month?

Managing Adelaide

From time to time our clients ask us if we can manage properties in different parts of Adelaide in addition to the Northern suburbs.

For example, in the past few weeks one of our long standing clients asked us to manage a unit for them in Findon. Their daughter had lived there while studying and had recently married, leaving the unit vacant.



The answer is YES. With our commitment to modern technology, iPads, computers, smart phones, Bluetooth, our fleet of Company Corollas and the like, our team are truly mobile managers!

In fact, we manage most suburbs in metropolitan Adelaide, as well as Gawler and the Barossa Valley areas.

At the moment we have the capacity to take on a few more properties for management, so please let us know if you know of anyone who we may be able to assist.

What We Have Rented in the Past Month

We have had a very busy month of May and have successfully leased the following properties:

Andrews Farm – 3BR House	\$290 per week
Andrews Farm – 5BR House	\$470 per week
Munno Para West – 3BR House	\$280 per week
Smithfield – 3BR Town House	\$280 per week
Smithfield – 3BR House	\$255 per week
Smithfield – 3BR House	\$300 per week
Gawler South – 3BR Semi	\$230 per week
Salisbury Downs – 3BR House	\$320 per week
Davoren park – 3BR House	\$260 per week



[/KevinHodgesResidentialPropertyInvestment](#)



[/KevinHodgesProp](#)

28 Anderson Walk
Smithfield SA 5114
08 8254 3777
kevinhodges.com.au

Top-up cleans



In all cases a tenant is required to leave a property reasonably clean and already you can see there are problems when a property is handed to us thoroughly cleaned and after just a few tenancies, it isn't as clean as it was when the first tenant moved in.

In these cases we recommend a top-up clean so we can bring it back to a very high standard again, and we can arrange this with our cleaners.

Being willing to invest back into your rental property is all part of the long-term view of your return, to keep the property in the best condition possible to keep attracting good tenants.

Also, being mindful of other areas of the property that might need renewing or updating, focusing on making your property the best it can be at all times means that when it comes time to sell, you will receive the best price possible without having to spend lots of money making it 'sale ready'.

Let us know if you would like us to highlight what improvements you could make to ensure your rental investment is bringing the very best return the marketplace can return to you.

A BIG Thank you for your help!

Last month we were thrilled to have a large number of people doing "Google Reviews" for us. This really helps us get the message out there about the services we offer. We send a big "THANK YOU" to all who have taken the time to write some kind words. It really means a lot to us indeed! Here are a few of these:

Wendy R - Through unforeseeable circumstances, I found myself forced back into the rental market earlier this year. It was a difficult, emotional and expensive time for me but Kevin and his team were patient and helpful and helped me every step of the way. I cannot fault the kindness and customer care shown by the staff. I thought real estate agencies always treated the renter like a lower class of human. Not in the case of this team. Thanks again.

Jan B - We have been clients of Kevin Hodges for more than thirty years. During that time we have bought and sold several rental properties and have seen many changes occur in the real estate industry and in Kevin's own business. One thing that has remained consistent is Kevin's loyalty to his clients, his integrity in business and his ability to know the right time to buy and sell. He always makes himself available to his clients for advice, based on his many years of experience in the industry, or to answer any questions they may have relating to their properties or to real estate in general. Every detail is considered, including advising of the necessity for Landlord's Insurance. As property managers he and his staff are the best! They excel at securing reliable tenants for rental properties. They give timely, detailed inspection reports. We are advised promptly if there is any problem with a property, enabling us to follow through quickly with maintenance or repairs.

Michael W - I've watched Kevin build his business and his team, from a generalist "we-do-everything-real-estate" operation, to a specialised, skilled and, as I found out today, very knowledgeable group of rental specialists. They understand property investment, and they really know their area very well. When I asked about which locations might be most suited to my specific requirements, they responded with a detailed and thoughtful summary of 2 or 3 suburbs, which I will now investigate myself. They've already saved me many hours of research time.

Tim M - We have been using Kevin's services for about 8 years. I have always found the service to be very good and his property managers to be of a high standard. Importantly, the property managers get on very well with the tenants in our houses and everyone is happy. We currently have six properties listed with Kevin and this helps make for stable tenancies. We would certainly recommend Kevin Hodges Real Estate for trouble free property management.