



STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

March 2015

What's Making News at KHRE This Month?

Maintenance Manager Launches

During February, we launched our latest innovation – **Maintenance Manager**. This program enables not only our staff, but Owners, Tenants and Tradies to access information and get repairs done more quickly.

Like anything new, it does take some time to get used to it and patience is needed. However, we have had it up and running now for about three weeks and already we are seeing savings in time as compared with the previous system we used.

Maintenance Manager sits in the “cloud” like most new programs these days. The great benefit that comes from this is that it can be accessed from computers, iPads and mobile phones alike making it much easier to report repairs, emergencies and get instructions from our Owners. It also enables us to issue Work Orders to get things attended to quickly. Tradies can also submit their quotes and invoices electronically, enhancing these processes as well. The other thing we like is no passwords are necessary when requests go out. A button “Click Here” is added to each email which takes the user straight to the appropriate page.

Please continue to bear with us – all new things take time to bed in and get running smoothly, but the results so far are quite impressive.

In March, we will be adding an access button to our web site to make tenant's reporting even easier.

If you have any questions at all, please contact your Property Manager.



What We Have Rented in January - February

We have had a very busy start to the year and have successfully leased the following properties

- Blakeview** 3BR House - \$320pw
- Andrews Farm**..... 3BR House - \$315pw
- Gawler**..... 2BR Unit - \$260pw
- Elizabeth Grove**..... 3BR Semi - \$200pw
- Elizabeth East**..... 3BR House - \$285pw
- Elizabeth Park**..... 3BR House - \$240pw
- Elizabeth East**..... 3BR House - \$275pw
- Smithfield**..... 3BR House - \$265pw
- Elizabeth East**..... 3BR Semi....\$195pw
- Salisbury**..... 2BR Townhouse - \$260pw



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Do I sell with tenants in my property?

Investors are often confused when selling as to whether their investment property should be vacant or tenanted when selling.

If you elect to have the property vacant, you have flexible access to allow open for inspections and you don't have to worry about the tidiness of the property for inspections either. On the downside you are not receiving rental income during the marketing and sales period.

By allowing tenants to remain in the property you improve the scope for another investor to purchase it as they can see that a lease is in place and that it is a current investment option.

It really is a matter of getting as much information as possible and then weigh up the options prior to proceeding.



Lessons from my Grandson

Can you remember Year 2 at School?

I can still remember when one of my Grandsons was moving up from Year One to Two he was quite worried. "That Year 2 work looks really hard Grandad!"

I couldn't help smiling to myself and feeling for the little guy. From his perspective, Grade two was intimidating. From my perspective, it is so long ago for me I had forgotten all about it!

Well he did get through all that really hard Year Two stuff and is happily working his way through Year 5 now!

It made me think though, about the challenges that come along through life. Sometimes they can be quite intimidating. But like my grandson, I've learned the key is to get as much information as you can, weigh it up, make the decision and go for it! And just do it one day at a time!

