



STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

May 2016

Election Time Again!

Once again we will all be marching off to the polling booths to elect our representatives and Senators for the Federal Parliament.

It appears that the current coalition government are proposing to leave the negative gearing and capital gains tax as they are currently. The opposition are stating they will make a number of significant changes in these areas.

Leaving things as they are is good news indeed for property investors. Private property investors provide a most worthwhile service to their community by providing rental accommodation for a very large part of the population. There is always around 30% of community members who rent at any given time. Governments cannot possibly meet this huge demand with public housing alone.

Investors deserve to be rewarded for the service they provide. Not only is the rental income important, but the eventual sale at a profit is essential when the time comes.

What we have rented in April

Our team have had another very busy month! During the month of April, we were successful in leasing the following properties:

Blakeview 3 BR House - \$285 pw	Elizabeth East 3 BR House - \$275 pw
Elizabeth Park 4 BR House - \$300 pw	Munno Para West 4 BR House - \$340 pw
Munno Para West 4 BR House - \$330 pw	Smithfield 3 BR House - \$270 pw
Evanston 2 BR House - \$260 pw	Gawler 2 BR House - \$260 pw
Salisbury 3 BR Townhouse - \$260 pw	Smithfield Plains 3 BR Semi - \$220 pw
Parafield Gardens 2 BR House - \$255 pw	Munno Para 3 BR Townhouse - \$290 pw
Salisbury East 3 BR House - \$320 pw	Munno Para West 3 BR House - \$330 pw
Elizabeth Downs 1 BR Unit - \$160 pw	Salisbury 2 BR Unit - \$225 pw
Elizabeth South 3 BR House - \$260 pw	Smithfield Plains 3 BR House - \$255 pw
Elizabeth Grove 3 BR Semi - \$220 pw	Tea Tree Gully 3 BR Unit - \$300 pw

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



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What a Super-Star!

Last month we announced that our very own General Manager Kerry-Anne Jenkinson was a finalist in the Excellence in Corporate Support Award with the Leading Property Managers of Australia (LPMA).

What a lovely surprise when Kerry-Anne was announced the over-all winner for this Award! She was competing with other Support people from all over the Country!

Bob Walters, Executive Director of LPMA, said "All finalists in these Awards are of such a high standard that it is very difficult to separate the winners".



Pictured: Kerry-Anne receiving her award from Martine Cage from Appliances On-Line Commercial. A major sponsor of the event.

Congratulations Kerry-Anne. Well-deserved indeed!

Vacancy can be value-added time

A property that is about to become vacant can be a great opportunity for a property investor to determine if they can add capital value to their investment property and achieve a higher rent and attract a long term tenant.

Ask your Property Manager about the most cost-effective improvements that can be made to your property including:

- 1. Is a new stove needed?** A new, clean stove not only adds capital value but also increases the attractiveness of your property to prospective tenants.
- 2. Do you have built-in wardrobes?** If the answer is no - install them! If yes, can they be upgraded with more drawer space and hanging space? By having built-ins your property moves to the top of the renters shopping list, therefore reducing your vacancy time.
- 3. Window Coverings.** Modern blinds or even shutters instantly increases the appeal of your property – even before prospective tenants step inside. They can see the difference from the street! Again this increases the income you can achieve and is a long term value add to your property.
- 4. Dishwasher.** Consider installing a dishwasher. Dishwashers are relatively inexpensive and make your property look more modern enhancing the value of the property to prospective tenants.
- 5. Fridge space.** Take a hard look at your kitchen space. Can the fridge space be increased? Often the difference between a property leasing or not is inadequate fridge space. Make the effort and reap the rewards. It's also wise to give your property manager the dimensions of the fridge space so they can promote this information to prospective tenants.

To increase the rent appeal, reduce vacancy rate, increase the rental value and the capital value consider the above and use your imagination to consider what you can do to your property when your property becomes vacant.