



STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

November 2015

Announcing our NEW Updated Website!



They say that the only thing that remains constant is change! Over the past few years we have put a lot of effort and resources into our web site in an effort to keep it relevant and useful.

Our goal has been to provide helpful, up to date information and tools for our clients and to encourage people to invest in real estate for their future.

We are committed to keeping up with the latest changes in technology and, to that end, we have recently undergone a major overhaul of our web site.

Our goal has been to make it even easier for visitors to the site to access the information that they need whether they are Investors or Tenants.

We hope you like what we have done and as always, your feedback, comments and suggestions are very welcome.

Check it out at: kevinhodges.com.au

What We Have Rented in the Past Month

Once again, we have had a very busy month of October and have leased the following properties:

- Elizabeth Vale 3BR Semi - \$200 per week
- Holden Hill 3BR House - \$290 per week
- Elizabeth Park 4BR House - \$255 per week
- Munno Para West ... 3BR House - \$285 per week
- Elizabeth Downs 3BR House - \$245 per week
- Elizabeth North 3BR House - \$245 per week
- Mawson Lakes 3BR House - \$375 per week
- Elizabeth Vale 2BR Unit - \$200 per week
- Elizabeth Vale 4 BR House - \$270 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

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Maintaining Tenant Loyalty Equals Consistent Investment Returns

Maintaining tenant loyalty means more than the old saying that a happy tenant is a good tenant.

Property investment is all about achieving consistent investment returns through a fully tenanted property in which the property is well maintained and the rent is paid promptly at all times.

For tenants to deliver tenant loyalty to the property investor, the investor is to provide a property that is affordable and well-positioned and that is maintained in good running order.

In return for providing the above the investor requires loyalty from a tenant who pays rent on time and doesn't damage the property or generate complaints from neighbours.

In order to increase the tenant loyalty and to increase the returns for our investor client we are acutely aware of the importance of the loyalty factor.

At the start of the tenancy we set out the tenant's responsibilities to the agreement. With that comes an expectation that the property will be well maintained. The signature on the tenancy agreement can be read as satisfaction with your rent, the property and lease terms.

This clearly sets the boundaries in which the tenancy will operate.

During the tenancy if repairs are required, the loyalty factor leaps in the owner's favour if the repair is fixed promptly.

The loyalty factor and the return you receive on your investment property is linked to small items such as getting minor repairs attended to promptly which will increase your returns by the tenant paying rent on time, being more accepting of rent reviews and staying in the property longer.

Simply follow the above loyalty tips and your investment property returns will grow.

Our experience has shown that by making it clear at the start of the tenancy that consent is granted upon the terms set out in the tenancy agreement it is possible to have a harmonious pet friendly tenancy.

Can You Help?

We have been reviewing our stock of rental properties and find we have some capacity to take on more work.

If you know anyone who is looking for a Property Manager, or have other properties we don't currently manage, we would appreciate the referral very much!

With our fleet of blue Toyota Corollas and our commitment to technology, our Property Managers now manage properties all over Adelaide. If you can help, we'd love to hear from you!

A handwritten-style message in blue ink that says "thank you!". The letters are cursive and fluid, with a large exclamation point at the end.