



## STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

July 2015

### What's Making News at KHRE This Month?

#### Gain and Pain Report

I've just received this Gain and Pain Report compiled from data provided by Core Logic.

The Gain and Pain Report is a quarterly analysis of homes which were resold over the March 2015 quarter. It compares the most recent sale price to the previous sale price in order to determine whether the property sold at a gross profit or gross loss. It provides a proxy for the performance of each housing market and highlights the magnitude of profit or loss the typical seller of a home makes across those regions analysed.

Here's what it says for Adelaide and Regional SA:

Region	Loss	10% to 25% Profit	25% to 50% Profit	50% to 100% Profit	100% or more Profit
Adelaide	8.9%	16.9%	15.1%	12.3%	28.5%
Regional SA	20.1%	15.0%	12.5%	9.8%	24.6%

Quite obviously these figures demonstrate that time is always important when investing in real estate. Generally speaking, the longer property is held, the more possibility of profit.

If you would like the report for all of Australia, let me know and I'd be happy to email you a copy.

#### What We Have Rented in the Past Month

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

Blakeview .....	3BR House - \$340 per week
Elizabeth Park .....	3BR House - \$255 per week
Andrews Farm .....	3BR House - \$300 per week
Findon .....	2BR Unit - \$315 per week
Paralowie .....	3BR House - \$290 per week
Salisbury .....	2BR Townhouse - \$255 per week
Elizabeth Downs .....	3BR Semi - \$215 per week
Brahma Lodge .....	3BR House - \$270 per week
Elizabeth Downs .....	3BR Semi - \$220 per week
Gawler South .....	3BR Semi - \$230 per week
Andrews Farm .....	5BR House - \$470 per week

**Please contact our office to find out how we can help you with your investment property.**



/KevinHodgesResidentialPropertyInvestment



/KevinHodgesProp

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## More Google Reviews

Once again a big "Thank You" to our many clients who have kindly given us some rave reviews! These mean a lot to our hard-working team members. Here are what some of you wrote:

Jodie H - We are property investors and we have Kevin Hodges Real Estate manage all our properties. They always provide an excellent service and take the worry out of owning investments properties. The staff are excellent and are easy to contact. I know they pay attention to the condition that my houses are kept in by the tenants, it's a load off my mind. I highly recommend them.

Ashley D - We have been renting our property from Kevin Hodges real estate for the past 6 years, and have always found their service to be outstanding. When we buy our investment property I will only go through Kevin Hodges as I have seen the way they treat their tenants, firm but fair and always have the landlord's best interests in mind.

Sarah B - We bought our first investment property through Kevin Hodges and found the whole experience to be easy and hassle free. Kevin worked with us to find an appropriate property, gave us all the information we required, took time to answer all our questions and explained all the ins and outs so there were no surprises for us which we really appreciated. We found Kevin to be professional and very experienced in this field. We recommend him and his company to those wanting to buy.

Cynthia G - I have had my property managed for several years with Kevin Hodges Real Estate and have found Kevin and his staff to give A1 personal and professional service to me at all times. They have looked after my property and tenants efficiently at all times. They stand out from the pack in real estate management for sure. Long Distance Property Owner NSW

## Some choose the hard road

People who have a go at managing their own properties soon discover some hard realities. They often come to see us when things go wrong - and of course we are always happy to help!

When it comes to self-management, these are some of the important things that need to be considered:

- Could you bring yourself to evict a person or a family?
- Would you be able to represent yourself in a tribunal or court and argue a case?
- Do you want to be on call with your tenant 24 hours a day?
- How do you manage when things go wrong, if you're away or overseas?
- Are you available to arrange and supervise tradespeople at short notice, if required?
- How will you be able to verify a tenant's identification and check if they have a possible defaulting history with a previous rental property?
- Are you good at record keeping, dates and keeping a ledger and produce this on request for your tenant?
- Do you know the warning signs of a bad tenant, and even the signs of illicit drug production?
- Can you access the best landlord insurance should you self-manage?

These concerns are why most property owners choose to have their property managed by a professional agent.

At the end of the day, what you're really buying is peace of mind for yourself and your family. All agent fees are tax deductible and you can have more quality time spent focusing on other real and more urgent priorities than the day to day management of a rental property.

Managing rental properties professionally is what we do best, so you can focus on what you do best and enjoy life without all the hassles that come with DIY!