

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

From our Property Management Team

Have a safe and Happy Easter!

Invoices

Invoices are now systematically scanned and emailed to you with your monthly statement. This makes it very easy for you to provide your accountant with your investment portfolio information at the end of the tax year.

Unfortunately due to some creditors being slow sending out their invoices these may not show up until your following monthly statement.

Inspirational Tips

"The difference between extraordinary people and ordinary people is as simple as the difference between the two words. Extraordinary people are committed to doing the extra things that ordinary people won't." Unknown



Mortgage Rates Going Up...

Time to fix – Yes or No?

Oh... to have a property crystal ball so we could see into the future of the property market.

It is a hot topic with many property owners and investors – whether to fix their mortgage or leave it as a variable rate.

While we are not financial advisors and strongly recommend that you seek independent advice on the best options for your circumstance, we do, however, suggest that you consider splitting your loan/s to edge a two-way bet of fixed and variable.

Now is the time to look at all of your finance options to ensure that you are maximising your return and getting the best possible loan. One quick call to your bank or financial advisor could save you \$10,000+ in interest payments. ■

Don't ask "Would I live there?"

INVESTMENT TIP

When searching for an investment property, don't fall into the trap of asking "Would I live there?"

Often your tastes in a property can be very different from a tenant's needs and likes within a particular area.

SOME KEY FACTORS THAT YOU SHOULD FOCUS ON WHEN CONSIDERING THE PURCHASE OF AN INVESTMENT PROPERTY ARE:

- Are the rents affordable within the average to medium price range?
- Has the area shown a solid history of steady rental demand from nearby industry, educational, medical or commercial office workers?
- Does the area provide good access to shops, transport, schools, churches, sporting and other facilities in keeping with the profile of the local population?

If you can answer yes to the above then you are on course to making a sound investment decision. ■

P.T.O.... ▶

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com

IN THIS ISSUE

- Mortgage rates going up
- Don't ask "Would I live there?"
- Are you pet friendly?
- What is your investment property worth?



Are you pet friendly?

A pet friendly property can generate more prospective tenant interest, achieve top market rental value and reduce vacancy periods...

At some stage in our lives most of us have owned a pet.

However, when it comes to renting out a property to tenants who have pets, we can often be cautious and in most cases decide to refuse pets.

There are however many excellent tenants who have pets and keep the property in a first class condition.

The decision on whether you choose to accept pets or not is a personal decision for each property owner. However, it is important to be aware that being pet friendly can create more interest in a property, often achieve the highest possible market rent and ensure that the property is rented in the quickest possible time.

Pets are like tenants! They **must** come with references.

You also need to be cautious in the type of pet suitable for the property.

There is a stigma that pets can cause increased wear and tear on the property, as well as attracting noise complaints. But when you think about it – these issues can also arise with some tenants who do not have pets.



Our office has special pet clauses that if needed can be included in the Tenancy Agreement to help protect you.

Our office happily accepts tenancy applications from tenants with or without pets. Once we have checked applicants thoroughly we will contact you to advise you of your options so you can make an informed decision.



REMINDER

Appointment Times

If you need to speak with a member of the property management team at our office regarding your property or tenants, please ensure that you arrange an appointment time. We are often out of the office on routine appointments and we know there is nothing more annoying than having to wait to be seen.



What is your investment property worth in the current market?



The statistics and the media are indicating that property prices are on the rise in many areas throughout Australia.

If you would like a complimentary, 'no obligation' market appraisal of your investment property, please feel welcome to contact our office.

 **07 5575 5958**

**REAL ESTATE
WORKS**

* * *

**SALES &
PROPERTY
MANAGEMENT**