

CONTACTING US



As you can appreciate our team are often busy and out of the office conducting inspections or are working diligently on ensuring that your property is well maintained and cared for. We are available and happy for you to contact us by email:

admin@realestateworks.com.au

or on the **mobile 0409 899 957**

or if you prefer feel free to phone us in the **office (07) 5575 5958**. If we are not in the office you can leave a message.

Our mobile is attended 24 hours a day, 7 days a week for emergencies and keeping in touch with our owners.

INSPIRATIONAL QUOTE

“What lies behind us and what lies before us are tiny matters compared to what lies within us.”

- Ralph Waldo Emerson

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.ppmsystem.com

WHAT TO ASK A PROPERTY MANAGER WHEN PURCHASING AN INVESTMENT

Purchasing an investment property is one of the biggest decisions that people will often make in their life, outside of getting married, having children and a multitude of other big events that can take place. As your managing agent we do appreciate that you have already gone through this process in owning your current investment property. However, we wanted to share some important information that can assist you in your future purchases of investments.

The most important guidance is to always seek advice from an expert on the different stages during the transaction. A salesperson is knowledgeable on the local sales market and contract processes. However, more often than not they are not as experienced on the rental market with regard to desired features of a property and the rental appraisal as a property manager.

When you are next considering purchasing an investment property take a moment to ask your property manager these questions:

- What is the demand for rental properties in this area?
- How many rental properties are currently for rent in this suburb?
- Do you predict the rental market will continue to grow in this area? Why or Why not?
- What type of tenant would the property attract?
- What is the maximum rent you can achieve for this property? How did you determine this figure?
- Will the rent achievable change in the near future?
- Are there any other properties currently for sale that would provide a higher rental return?

Asking these questions will provide you with further information, allowing you to make a more educated decision when purchasing an investment property.

P.T.O>

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CRUISE SHIP TERMINAL

SHORTLIST ANNOUNCED



A Shortlist of consortia to build a cruise ship terminal in the Broadwater has been announced this morning.

Deputy Premier Jeff Seeney said eight groups which had lodged expressions of interest to build the Broadwater Marine Precinct had been cut down to four. Three of the four groups have included a casino as part of their proposals.

They will now have to lodge a detailed proposal to be assessed by the State Government and Gold Coast City Council.

"This project holds great possibility for the Gold Coast, with the provision of not only a cruise ship terminal but prospects for new hotels, marina, retail, entertainment, community open space and recreational facilities," Mr Seeney told parliament today.

"Short-listed proposals from the national and international consortia varied on the scale and location of development.

"Some proposals included development within the Southport Broadwater, including Wavebreak Island, while other proposals limited development to parts of The Spit."

The detailed proposals are expected to be lodged by mid-year.

The four consortia short-listed were ASF China, Azure, ACPI and Ridong. - *Gold Coast Bulletin*

PROPERTY DEPRECIATION REPORTS

Are you claiming the full tax benefits on owning your investment property?

As a property investor you are entitled to tax benefits with the fixtures, fittings and appliances that form part of the property.

The amount of tax benefits and when they can be deducted can vary. If you have not done so already make a call to your accountant to discuss how you can save money at tax time by obtaining a depreciation report.

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ARE YOU LOOKING AT BUYING OR SELLING IN THE NEAR FUTURE?



Call us today and talk to the experts. Even if we don't have the perfect property that you are looking for we can find it for you to save you time.

We also find that our clients appreciate our honesty in being able to provide them with value added information on the sales history of the property if they are considering purchasing through another agent, which they will often not disclose. Think of it as us being appointed as your buyers' agent with no commitment or obligations.

***We care about
property investment***

HOT TIP!

Not Yet Listed

Jacobs Ridge Estate - ORMEAU

Large 4 Bedroom with air conditioning.

Asking Price: \$420,000 Neg.

Renting at: \$420 per week

No Body Corporate Fees.

Tenant pays water usage.
6 years old - low maintenance.
Prime Position - Approved Coomera City Centre progressing quickly.

With the current interest rates available and a good depreciation schedule

CHECK THESE FIGURES OUT YOURSELF

Give us a ring if you're interested (07) 5575 5958

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CHECK OUT YOUR INVESTMENT PORTFOLIO

**TAX TIME AGAIN:
BE PREPARED**

With less than 3 months to tax time again, now is a great time to check with your financial advisor about expanding your investment portfolio and ensuring you are set up correctly to take advantage of any tax rebates for which you may be eligible.

**MAKING
REAL ESTATE
WORK FOR
YOU**

