Property Management Newsletter

SEPTEMBER 2019

Reviewing your investment property's performance

Before you can create a strategy to maximise your property investment returns, you need to understand how it's currently performing. Here are some helpful ways to review your property's current performance to ensure the foundations are in place to create a high performing strategy.

Charging the right rent

This is fundamental to the success of your investment and it's important to review this each year. Your property manager will provide you with the best indication of what your rental income should be and advise you on when you should be increasing the rent and by how much. Make sure the rental price is competitive in the market so that you attract good tenants while also getting a strong rental return. It's also important to do your own research of the market to get an understanding of how much similar properties are renting for in your area; **ljhooker.com.au** is a great starting point.

Condition of the property

Not surprisingly the condition of your investment can have a big impact on the quality of the tenants you attract, how much rent you can charge and whether your tenants are keen to resign the lease. Consider what potential tenants are looking for and what is in demand in your local area; for example, if you're targeting students, perhaps creating a study area would be appealing with some additional built in storage. Updating old appliances such as dishwashers, air conditioning units, fresh blinds, curtains and carpets can all add to the appeal of the property.

Investment Loan review

The lending market is highly competitive and new products and packages are constantly being released.

Talk to your home loan consultant to see if you can reduce the interest or fees you are paying. Compare this to competitive home loan rates and see if they are better and ask your lender if they can at least match the interest rate of the other lenders. If they can't perhaps consider moving your business. But keep in mind any loan switching and set up fees as these can be quite hefty.

Claim your expenses

A key bonus of owning an investment is the ability to claim your expenses, so claiming all of them should a be a priority for both you and your accountant. Your accountant requires some basic information such as the number of days during the tax year that the property was available for rent and how many days it was rented, plus a summary of anything you've sold or bought for the property through the year. You'll also need to provide a comprehensive list of all the expenses related to the property and the income you've earned from the property over the year. This includes; purchase costs, home loan costs, maintenance costs and any ongoing costs such as council rates and strata fees.

Insurance

Insurance on a rental property goes beyond insuring the building against fire or natural disaster. Landlord insurance is an important part of helping protect your investment portfolio. If you don't have this already, it is definitely worth exploring.

Get the value of our experience today by booking a **free property appraisal** with your local real estate expert.

ljhooker.com.au/property-appraisal

Spring into action

With temperatures on the rise across the country, landlords should take a moment to consider a 'spring' clean of their rental property, as well as review general repairs, improvements and maintenance.

Investors should consider redecorating every three to five years to ensure the property remains appealing and in prime condition, and spring is the perfect time to do it. When viewing a property, prospective tenants will look at the quality of the décor and will not only focus on the walls and windows, but also; locks, taps, door handles, curtains and blinds. However, keep the decorating simple and minimalistic so the tenants can envisage themselves living in the property.

Make sure your property is ready to withstand the flooding and/or bushfire season. Start by clearing gutters, removing large overhanging branches around the property, inspecting pool equipment and fencing, and maintaining essential appliances inside the property, e.g. air-conditioning units, which becomes more important as summer approaches.

Another point to consider is staying up-to-date with lettings legislation and energy efficiency standards to ensure your investment is safe to live in and will help tenants keep their costs down. It is strongly advised that landlords get their property up to standard sooner rather than later.

Being pro-active now can save you time and potential delays when summer arrives. Check in with your property manager and raise any concerns you may have with the property.

When your tenant vacates the property

Do you know when your tenant's lease expires or if they are moving out of your investment property? It is essential for landlords to be aware of the lease end date of each property and be proactive leading up to the end date.

Here are a few points to consider:

- Do you and the tenant/s want to sign another lease?
- What length of lease do you want? Remember there are usually increased vacancy periods over Christmas. Try and avoid ending a lease around that time of year.
- Discuss the option of a rent increase with your property manager. Usually 60 days' notice is required for any rent increase. A rent increase can also be written into the new lease if it is a long-term tenancy.
- If the tenant is vacating, ensure that your marketing campaign starts immediately and is appealing to prospective tenants to attract interest. Marketing and open homes should occur before the tenant moves out. This will minimise the vacancy period between tenants.

Disclaimer. This newsletter does not necessarily reflect the opinion of the publisher. It is intended to provide general news and information only. While every care has been taken to ensure the accuracy of the information it contains, neither the publishers, authors nor their employees, can be held liable for inaccuracies, errors or omission. Copyright is reserved throughout. No part of this publication can be reproduced or reprinted without the express permission of the publisher. All information is current as at publication release and the publishers take no responsibility for any factors that may change thereafter. Readers are advised to contact their financial adviser, broker or accountant before making any investment decisions and should not rely on this newsletter as a substitute for professional advice. © LJ Hooker Corporation Limited.

Sales Property Guide

Wed, 28th Aug 2019

UNDER CONTRACT

3/249 Haldon Street Lakemba

Spacious Living, Superb Convenience Perfectly positioned in the heart of Lakemba, this full brick apartment offers inviting light filled interiors and generous living spaces. Set in a beautifully maintained complex with pleasant common areas, it presents an ideal opportunity ...

2	1	1

Price Under Contract I Muhammad Sarmini
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

AFFORDABLE FIRST HOME OR INVESTMENT!

3/5 Platts Avenue Belmore

Representing excellent value with updated interiors and open plan living, this modern elevated ground-floor unit offers a prized north aspect in a well maintained block of 6. Centrally located and within close proximity to schools, parklands, transport and main shopping facilitie...

2	1	1

Price $440,000 - $455,000
View Sat 31 Aug 10:45AM-11:15AM

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

ULTRA-CONVENIENT & CONTEMPORARY LIVING

203/26-30 Kent Street Belmore

This superb north facing apartment in a secure complex offers stunning light filled interiors and a generous free flowing floor plan, promoting easy care living and perfect entertaining. Situated in a super convenient location, only a short stroll to station, local shops, a varie...

2	2	1

Price $610,000 - $630,000
View Sat 31 Aug 11:30AM-12:00PM

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

CONTEMPORARY, CONVENIENT & LUXURIOUS LIVING

82 Beamish Street Campsie

A selection of two bedroom apartments are available in this superbly designed small boutique development of only 32 apartments, "Park Vista" adds a prestigious new dimension to the Campsie residential landscape. These stylish apartments offer light filled contemporary interiors a...

2	2	1

Price Contact Agent I Muhammad Sarmini
View Sat 31 Aug 12:15PM-12:45PM

Contact
Muhammad Sarmini 0403 750 917
muhammad@lihbl.com.au

UNDER CONTRACT DIAB ABOU HAIDAR 0404 137 392

3 Myee Street Lakemba

Exceptional Convenience, Loads of Potential Whether you're a first home buyer or astute investor, this perfectly located home is situated in the heart of Lakemba and surely one you don't want to miss. Offering a free flowing floor plan and the opportunity to either move in, re...

3	1	2

Price Under Contract | Diab Abou Haidar
View Sat 31 Aug 2:30PM-3:00PM

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

Recent Sales

Wed, 28th Aug 2019

SOLD BY MUHAMMAD SARMINI 0403 750 917

107/11-15 Charles Street Canterbury

Ultimate Urban Lifestyle with Tranquil Views, 84sqm Nestled in an exceptionally peaceful setting and surrounded by landscaped gardens with a leafy outlook, this well designed contemporary apartment embraces a luxuriously relaxing and convenient lifestyle. Situated in the hear...

1 | 1 | 1

Price $500,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD I MUHAMMAD SARMINI 0403 750 917

315 Burwood Road Belmore

Charming Semi with Abundant Potential A unique opportunity presents itself with this delightful solid brick semi in the heart of Belmore. Ideal for the owner occupier or astute investor, the newly refreshed bright and airy interiors make it immediately accommodating whilst off...

2 | 1 | 1

Price $740,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY DIAB ABOU HAIDAR 0404 137 392

1/47 Knox Street Belmore

A Rare, Modern & Inviting Hidden Gem Whether you're a first home buyer, down sizer or astute investor, this updated double brick apartment with inviting interiors is one that truly ticks all the boxes! Situated on the ground level of a tightly held boutique block of 6 and boas...

3 | 1 | 1

Price $515,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

SOLD BY DIAB ABOU HAIDAR 0404 137 392

45A Macquarie Street Greenacre

Contemporary, Stylish and Bathed in Natural Light Offering the ultimate in contemporary living, this magnificent brand new duplex features exclusive architecturally inspired features with high quality finishes and lavish spaces. No expense has been spared in creating this ligh...

5 | 3 | 2

Price $1,008,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

17 Harp Street Belmore

Perfect First Home or Investment Opportunity An ideal opportunity is on offer for the first home buyer or savvy investor, seeking a perfect entry level to the popular Belmore market. This well presented presented home is conveniently located and ready to enjoy with loads of po...

2 | 2 | 1

Price $785,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD ABOVE RESERVE BY DIAB ABOU HAIDAR 0404 137

37 Liberty Street Belmore

Outstanding Opportunity, 605sqm Block of Land Situated in a blue ribbon location, this perfectly positioned original family home is being offered for the first time in 29 years. Set on a large parcel of land 605sqm approx. with a wide 15.24m frontage, it offers plenty of scop...

2 | 1 | 1

Price $1,040,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

Recent Sales

Wed, 28th Aug 2019

SOLD BY MUHAMMAD SARMINI 0403 750 917

90 Yangoora Road Lakemba

Remarkably Spacious and Versatile Family Home Enjoying a commanding position in a convenient setting, this solid home has been newly refreshed with the charm of yesteryear. Providing an abundance of light filled space and comfortable accommodation ideal for the large or growin...

4	1	1

Price $815,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

56A Columbine Avenue Bankstown

Luxurious Masterpiece, Entertainer's Delight, 381sqm Showcasing exquisite finishes of style and first class luxury throughout, this stunning brand new duplex has been architecturally crafted with meticulous attention to detail. Offering the ultimate family entertainer lifestyl...

4	4	2

Price $1,035,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY DIAB ABOU HAIDAR 0404 137 392

15/527 Burwood Road Belmore

Ideal Opportunity, Exceptional Convenience Centrally located in the heart of Belmore, this modern double brick apartment on the top floor offers easy care living and a super convenient lifestyle. Boasting natural light-filled interiors and stunning wide timber flooring, this ...

2	1	1

Price $417,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

SOLD AT AUCTION BY MUHAMMAD SARMINI 0403 750 917

23 Vicliffe Avenue Campsie

Classic Charm, Position and Potential This freestanding full brick home still holds its wonderful charm and character, providing a versatile layout with optional living areas and an attractive opportunity for the savvy buyer with big dreams and creative flair to maximise on th...

3	1	1

Price $1,055,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

25 Mount Lewis Avenue Punchbowl

Superb Location, Brimming with Potential This double fronted full brick home is perfectly positioned in a wide tree lined street and offers a great opportunity to both investors and owner occupiers. Situated in a highly sought after location, this home represents a chance to ...

3	1	1

Price $800,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

4/58 Etela Street Belmore

Take advantage of this prized opportunity and act fast with a final chance to invest or occupy in this recently refurbished security block of 8 apartments. A proven track record has seen the units in this block sell extremely fast due to their superbly convenient location while b...

2	1	1

Price $468,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

Recent Sales

Wed, 28th Aug 2019

SOLD BY DIAB ABOU HAIDAR 0404 137 392

8/123 Lakemba Street Lakemba

The Ultimate Prized Opportunity Representing excellent value with fresh and inviting light-filled interiors, this tastefully renovated double brick apartment is immaculately presented on the top floor of a well maintained security building. Perfect for first home buyers, owne...

2	1	1

Price $435,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

3/58 Etela Street Belmore

Immaculately Presented, Convenience At Its Best! Selection of units now available in refurbished block of 8. Boasting fresh and inviting light-filled interiors, complimented by an impressive and generously proportioned floor plan, this prized opportunity offers easy care livi...

2	1	0

Price $460,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY DIAB ABOU HAIDAR 0404 137 392

45 Macquarie Street Greenacre

Contemporary, Stylish and Bathed in Natural Light Offering the ultimate in contemporary living, this magnificent brand new duplex features exclusive architecturally inspired features with high quality finishes and lavish spaces. No expense has been spared in creating this ligh...

5	3	1

Price $1,015,000
View By Appointment

Contact
Diab Abou Haidar 0404 137 392
diab@ljhbl.com.au

SOLD OFF MARKET! BY MUHAMMAD SARMINI 0403 750 917

1/58 Etela Street Belmore

Superb Convenience, Ticks all the Boxes! Discover your first home or quality investment in this recently refurbished and immaculately maintained security block of 8 apartments. Featuring light-filled interiors complimented by a generously proportioned floor plan, this prized o...

2	1	1

Price $455,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SUPERB CONVENIENCE, TICKS ALL THE BOXES!

8/58 Etela Street Belmore

Discover your first home or quality investment in this recently refurbished and immaculately maintained security block of 8 apartments. Featuring light-filled interiors complimented by a generously proportioned floor plan, this prized opportunity is sure to impress and offers low...

2	1	1

Price $520,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SUPERB CONVENIENCE, TICKS ALL THE BOXES!

7/58 Etela Street Belmore

Discover your first home or quality investment in this recently refurbished and immaculately maintained security block of 8 apartments. Featuring light-filled interiors complimented by a generously proportioned floor plan, this prized opportunity is sure to impress and offers low...

2	1	1

Price $470,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

Recent Sales

Wed, 28th Aug 2019

SOLD IN ONE DAY BY MUHAMMAD SARMINI 0403 750 917

5/58 Etela Street Belmore

Superb Convenience, Ticks all the Boxes! Discover your first home or quality investment in this recently refurbished and immaculately maintained security block of 8 apartments. Featuring light-filled interiors complimented by a generously proportioned floor plan, this prized o...

2	1	1

Price $465,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

2/58 Etela Street Belmore

ONLY 1 REMAINING - Last Chance in Highly Desirable Block! Take advantage of this prized opportunity and act fast with a final chance to invest or occupy in this recently refurbished security block of 8 apartments. A proven track record has seen the units in this block sell ext...

2	1	1

Price $462,500
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD BY MUHAMMAD SARMINI 0403 750 917

56 Columbine Avenue Bankstown

Luxurious Masterpiece, Entertainer's Delight, 381sqm Showcasing exquisite finishes of style and first class luxury throughout, this stunning brand new duplex has been architecturally crafted with meticulous attention to detail. Offering the ultimate family entertainer lifestyl...

4	4	1

Price $1,068,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au

SOLD AT FIRST INSPECTION BY MUHAMMAD SARMINI 0403

10/10 Yangoora Road Belmore

A Rare & Exceptional Opportunity, 113sqm Peacefully located at the rear of a well maintained block of 10, this east facing top floor apartment boasts an impressively scaled floor plan bathed in natural light. Whether you're a first home buyer, down sizer or astute investor, t...

3	1	1

Price $550,000
View By Appointment

Contact
Muhammad Sarmini 0403 750 917
muhammad@ljhbl.com.au