



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

**FREE PROPERTY
APPRAISAL ON
YOUR INVESTMENT**



Do you know how much your property is worth in the current market?

Many of our landlords are pleasantly surprised to discover that their property is worth much more than they expected.

If you would like a FREE, no obligation appraisal for your investment property, feel welcome to contact our agency and speak with one of our friendly sales consultants.

SUMMER IS ON THE WAY

With the weather warming up... so do rental homes. A number one request from tenants is for the property to have air conditioning. If your property does not have air conditioning now might be the time to take action. It is a tax deduction.



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

HOME IMPROVEMENTS

Is your property due for an upgrade?

Does your investment property need attention? When was the last time you upgraded your property? Improvements and renovations to a rental property are important to protect the short-term return (rental income) and long-term capital growth of the investment. A poorly presented property will only attract a similar style of tenant, resulting in further deterioration of the property.

It is a fact that rental properties are exposed to tenant 'wear and tear' and therefore will require work from time to time. You should budget to upgrade the property on average every five years.

Following is a list of areas where improvements are often required:

Kitchens: An old kitchen can be renovated by replacing cupboard doors and benchtops. It is often not necessary to replace the entire kitchen.

Bathrooms: Sometimes just re-grouting tiles and giving the walls a splash of paint can do wonders.

Exhaust fans: Ensure that there are working exhaust fans in the kitchen, bathroom and toilet areas to avoid a build-up of moisture, mould or heat stains.

Landscaping/Exterior Painting: The kerbside presentation or the initial impression is important to the property's appeal. Ensure that trees and large shrubs are pruned, clear gutters, wash eaves and external walls. If necessary you should paint the exterior of the property.

Interior Painting: Paint the walls throughout in a neutral colour and use a washable paint. Remove or paint over outdated wallpaper.

Replacing Floor Coverings: Choose a carpet that is long-wearing and durable. Avoid light tones that will easily stain. If replacing the floor coverings in the kitchen area, do not lay soft vinyl. Moving a fridge can easily cause cuts and tears. Use heavy grade linoleum or tiles.

By attending to improvements on a regular basis you will be preserving your investment.

Our agency will always keep you updated following our routine inspections. If you would like a quote on any of the above, please contact us.

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- Refinancing – What is right for you and are you on the best rate?
- Properties recently rented





Refinancing

What is right for you and are you on the best rate?

How do you know if refinancing is right for you and where do you begin? By taking the time to research the best finance options and rates available it can save you thousands over the term of the loan.

1) Do you know what your current interest rate is?

Many property owners know how much they are paying every month, but they often don't know what their actual rate is. If you don't know what rate you are on, how do you know if it's a good rate, or if it's competitive with what else is out there? Find out!

2) Are you paying more than 5 per cent?

Take a look at your monthly statement. If you have a variable home loan rate that's above 5 per cent, you can probably do better and should consider shopping around. You need to compare products and prices, and choose the best one based on your needs and budget.

3) How do I know if I have a good deal now?

Once you know what your rate is, utilize a home loan calculator to find out how your rate compares. You can search loan calculators online that that will show you how much savings is possible, depending on the size of your mortgage and your current interest rate.

4) How to choose what's best for you?

If you contact a mortgage broker they can do the hard work for you. They will ask about your goals and plans for the future. A good mortgage broker will be working with all the major lenders, including the major banks and smaller ones, to make sure you get the best possible deal.

One call to compare if you are on the best interest rate can put more money in your back pocket each month. Call now!

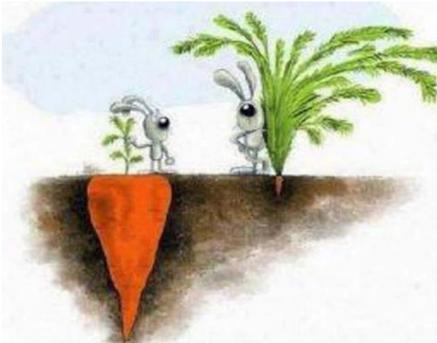
SUDOKU COFFEE BREAK

Test your mind of skill. Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

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4				3				1
2	7							
	1		3					8
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3					8		6	
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	3			8				9
			6	2		1		

LONG-TERM REWARDS

Success is not always what you see Building a property portfolio sometimes does not always show quick short-term financial returns. However, the investor who keeps building will prosper from long-term capital growth. Keep focusing on the big picture.



Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

4 Downes Plc, Mittagong

4 bed,1 bath,1 car \$420.pw

6 Beresford St, Mittagong

4 bed,2 bath,2 car \$550.pw

26A Leopold St, Mittagong

4 bed,2 bath,2 car \$600.pw

TOWNHOUSES/DUPLEXS

2/17 Vernon St, Mittagong

3 bed, 2 bath, 2 car \$480.pw

3/17 Vernon St, Mittagong

3 bed, 2 bath, 2 car \$480.pw



LANDLORD INSURANCE

We recommend all our landlords have adequate building and landlord insurance. We do our best to investigate tenants prior to moving into properties however over time tenants circumstances may change due to separation, unemployment or sickness. We try to minimise the impact of these events on you however sometimes it may result in loss of rent or damage to the property.

There are a lot of Insurance companies now offering landlord Insurance. Investigate your insurance policy, know what your policy covers and excess charges that apply.

A small investment now could save you a lot of stress in the future.

www.mckillopproperty.com.au



WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME