

# R&W

## Property Management News

October 2016

### Did you know the equity you have in your investment property, may be utilised to buy another investment property?

Not knowing the value of your investment property could cost you both money and the opportunity to expand your property investment portfolio.

We can help you to find the answers and unlock the growth potential that your property may have, maximising your investment potential both immediately and long-term.

We have found that many investors are unaware that the value of their investment property has increased to the extent that it could enable them to increase their net worth.

Call our office to arrange a market assessment of your property. We can also provide you with information you can give your accountant and lending institution to help you tap into the equity in your property in order to purchase another investment property.

Even if you do not have sufficient equity today, being aware of the current value of your investment property can help you plan your investment strategy into the future.



**R&W** | **Maroubra**  
**8347 5000**

894 Anzac Parade  
Maroubra NSW 2035  
info@rwmaroubra.com.au  
[www.rwmaroubra.com.au](http://www.rwmaroubra.com.au)

# Do you start to panic when you hear the word 'vacancy' with your investment property?



While minimal vacancy periods are the aim to ensure steady cash flow, a property vacancy does in fact have an upside. How? If your property is on the verge of becoming vacant it can be a great opportunity to assess any potential to add capital value to your investment property by making some improvements to the property. These improvements may then also allow you to achieve a higher rent and more easily attract a quality long-term tenant.

Ask your Property Manager about the most cost-effective improvements that could be made to your property. Some common examples include:

- **The installation of a new oven and/or cooktop.** If the oven, cooktop or both have seen better days, installing new appliances is something to consider. A shiny new oven and/or cooktop not only adds capital value but also increases the attractiveness of your property to prospective tenants.
- **Installing or improving built-in wardrobes.** If your investment property doesn't have built-in wardrobes, then installing them would instantly increase the appeal of your property. If your property has built-ins but they are very basic, you could consider upgrading them by adding more drawer and hanging space. By having built-ins, your property instantly moves to the top of a tenant's shopping list, thereby reducing vacancy periods.

- **Installing new window coverings.** Modern blinds or shutters instantly increase the appeal of your property, even before prospective tenants step inside as they can see the difference from the street. Fresh modern window coverings are another means to increase the income you could achieve and are a long-term value-add to your property.

- **Installing a dishwasher.** Dishwashers are relatively inexpensive to purchase and install. Not only does a dishwasher make your property look more modern, it also enhances the appeal of living there for prospective tenants who like the idea of not having to wash dishes by hand.

- **Increasing the fridge space.** Take a good hard look at your kitchen space. Could the fridge space be increased? Often the difference between a property leasing or not is inadequate fridge space. Make the effort and reap the rewards. It's also wise to give your property manager the dimensions of the fridge space so they can promote this information to prospective tenants.

To increase your property's rental appeal, reduce vacancy rates, increase the rental value and improve your property's capital value consider the above points and use your imagination to think about what else you could do to improve your property during a vacancy period.

## The best reputation in real estate

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# R&W

The weather is warming up and the end of year is near. The current rental market has been strong and we are seeing steady improvements in rental prices. The local market is performing well and we are excited to see what the rest of the year holds for R&W Maroubra as we are always striving to provide our clients with the best results and exceed their expectations.



**Hendra Wijaya**  
Principal

## Recent Rentals

- 1/512 Malabar Rd, Maroubra  
2 Bed 1 Bath 1 Car \$640 PW
- B24/158 Maroubra Rd, Maroubra  
1 Bed 1 Bath 1 Car - \$480 PW
- 604/196 Maroubra Rd, Maroubra  
1 Bed 1 Bath 1 Car - \$480 PW
- 5/156 Maroubra Rd, Maroubra  
1 bed 1 bath 2 Car - \$480 PW

## Recent Sales



90 Bundock St, South Coogee  
Bed 5 Bath 2 Car 2  
Undisclosed



B1416/130-150 Bunnerong Rd,  
Pagewood  
Bed 3 Bath 2 Car 2  
\$1,440,000.00



223/747 Anzac Pd, Maroubra  
Bed 1 Bath 1 Car 1  
\$750,000.00