

INVEST^ARENT
more than management



INVESTARENT

Welcome to Investarent, a company that specialise in managing investment rental properties for our Clients.

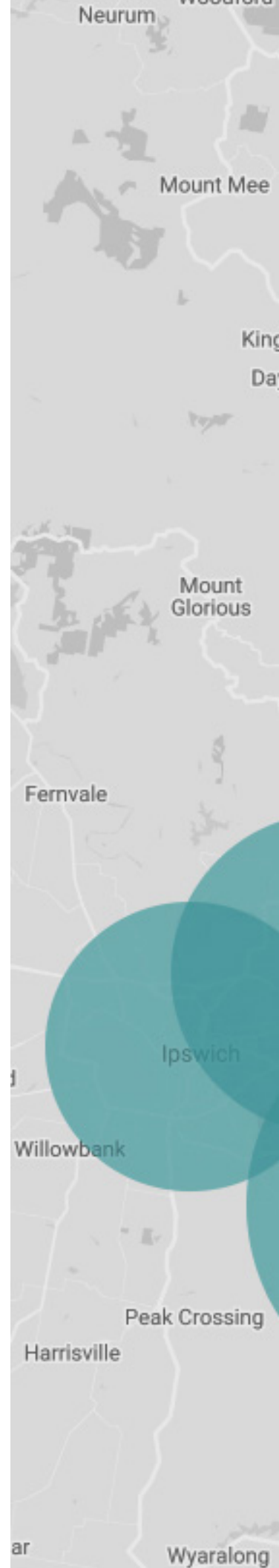
Whether this is your first investment property, or you have just added another to your portfolio, it is essential that you engage the right Agency to care for your property and your tenants.

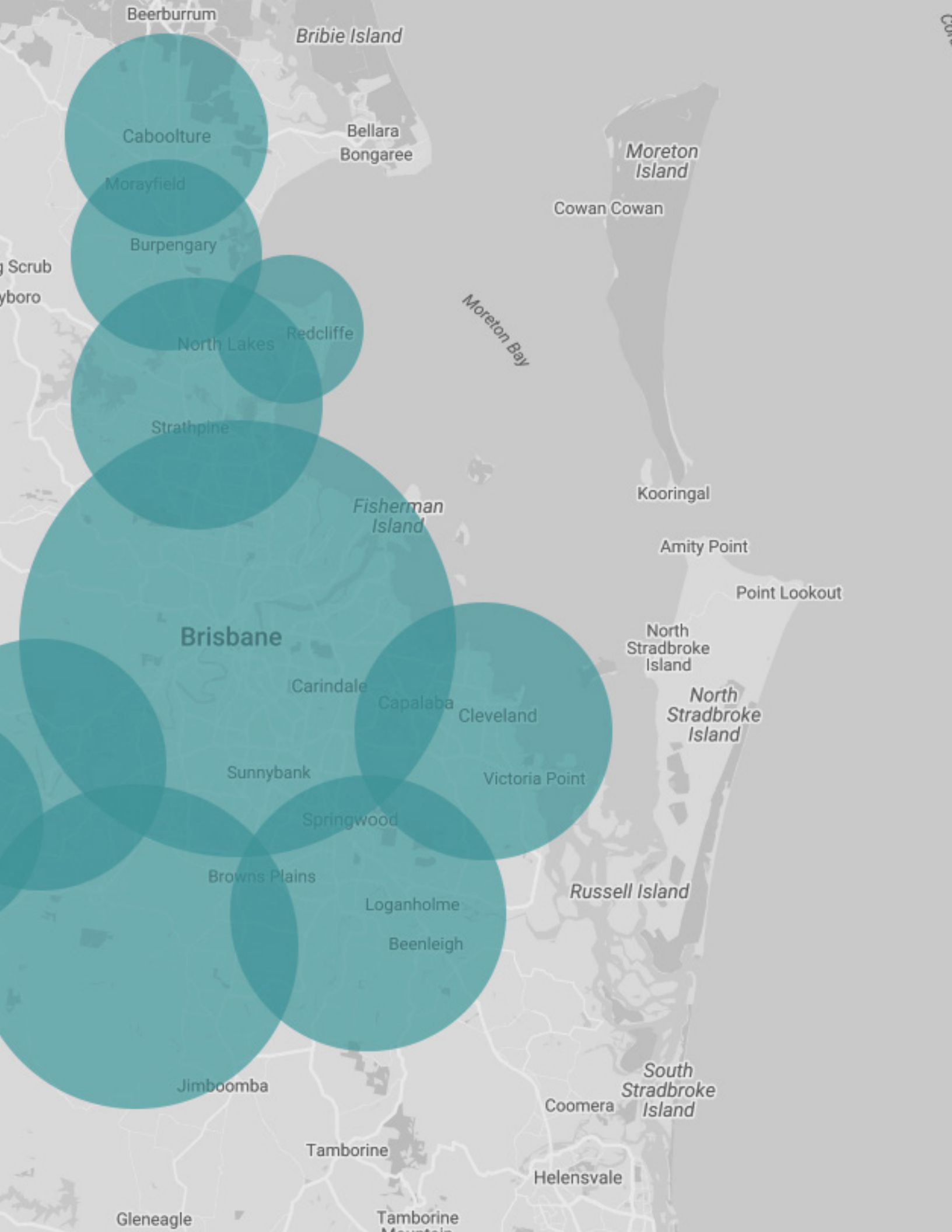


MICHELLE WATT

Director and Licensee of Investarent, Michelle Watt is a leader in her field and has years of experience as a successful Property Manager, Business Development Manager and Real Estate Keynote Speaker.

Over the years, Michelle has built up trust with her clients and taken on an advisory role, offering solutions to property investors for them to get the most out of their investments.







OUR KEY MARKETS

Our highly qualified team with fully integrated mobile tech hubs means our network and service is second to none.

The Investarent team collaborates with it's owners, builders and investors alike to bring efficiencies to the market that means more properties get leased faster.

We manage investments in locations right across Brisbane including areas as far north as Bribie Island, as far south as Coomera in the Gold Coast corridor and as far west as Ipswich and do so whilst never compromising on the quality of our service.

WE SPECIALISE IN



NEW CONSTRUCTIONS

Investarent are market leaders in working with builders & investors to handle all aspects unique to brand new construction. The Investarent team handle everything from attendances at practical completion & handover inspections whilst our effective onboarding procedures assist in a smooth transition from the builder to the rental market.

At handover we will meet with your builder on site, to take possession of the property and it's at this point that we conduct an audit of the keys / remotes and check your property is ready for a prospective tenants. We can assist you with organising:

- Your building inspection to tie in with practical completion
- Insurances including landlord Insurance
- Tax depreciation schedules
- Tenant placement & vetting

PROPERTY INVESTMENT

For your investment to be financially viable it needs to be consistently earning you money throughout the tenanted period.

Our proven methods for achieving this are; rent appraisal, quality marketing, applicant screening, bond refunds, landlord protection.

Apart from providing you with the top rental income, it is also important that your investment continues to increase in value.

Here is how we will help you achieve this;

- Property inspections
- Maintenance & repairs
- Renovations & improvements
- Regular pool maintenance





VERTICAL LIVING & HIGHRISE DEVELOPMENTS

Project leasing is an art that not all property management businesses can lay claim to. Having large volume properties hitting the market contemporaneously requires its own unique set of skills to ensure that all of our client's needs are met and all prospective tenants are placed as soon as possible.

Having worked over extensive periods with project builders and high rise developers, Investarent is the company that investors look for when they need a safe pair of hands to lease and manage their investment.

MORE THAN MANAGEMENT

Over the past 10 or so years the investment property market has given many highs and some lows to investors right across the country but who looks after you when the property settles. It's the next 10 years that ultimately determines you and your property's success.

So what do you look for when choosing a property manager?

An agency that is dedicated to their clients and has a track history of proven results. A property management business that has forged a reputation that precedes them and that knows Brisbane and its suburbs better than anyone else, whilst having a single focus to the management of the property's of their investors.

We offer all of these.

Our mission, always, is to lease your property as quick as possible to the highest caliber tenant that is the marketplace, maximise the yield on your investment.

We handle all properties; new constructions, houses, dual key properties, duplexes, towns houses, apartments, units, existing properties & acreage property.



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Welcome

WE ARE MARKET LEADERS



EXPERIENCE MATTERS

With over 20 years experience in the property industry the Investarent team are honest and upfront communicators that are continually training to offer you the best service possible. Our culture is positive and we only recruit the best possible candidate for each role as we expand and grow. When you use Investarent, expect excellence.



EFFECTIVE MANAGEMENT

The Investarent team are a collective network of skilled property professionals that collaborate weekly to improve processes and look at ways to reduce vacancy rates & improve yields. This will allow us to spend less time on the little things and more time on the things that matter, the performance of your property.



EASY & USER-FRIENDLY

We give you 24/7 access to our online portal – allowing you to access information on your property as you need it. We can take care of payment of your utilities, rates and insurances on your behalf.



GETTING THE BEST PRICE

The price your property will be rented at can be affected by a number of factors. Your management consultant monitors key factors in the specific market of your property's location and will guide you on key recommendations to assist you in achieving the best possible result.

Factors to also consider are the presentation of the property, other comparable properties that present as direct competition, and of course, location and what the area has to offer.

CHOOSING A TENANT

It's simple: We don't enter into tenancy agreements lightly. We will ensure that the successful applicant has met all of our internal criteria before putting that applicant up for your final consideration.

The application process is very thorough. A wide range of reference calls and rigorous checks will have taken place prior to approval to ensure the highest caliber tenant possible.



OUR APPROACH

1. APPOINTMENT

An agreement will be signed. This authorises Investarent to manage the property on your behalf.

2. PRESENTING THE PROPERTY

The best results will always be achieved with a well presented property. We can assist with keeping the property clean and lawns & gardens tidy.

3. MARKETING

Your property needs to look its best & the relevant marketing package will be tailored to suit your property.

4. PROPERTY LAUNCH

Your property will be listed on online, a sign will be erected at the property, marketing brochures printed & open for Inspections will commence

5. TENANTS APPLICATIONS

Thorough screening of potential tenants and recommendations made.

6. TENANTS SELECTED

Once your tenant has been approved a lease will be prepared & sent out;
the bond along with first 2 weeks rent will be collected.

7. HANDOVER

Your tenants will be provided with the keys and entry condition report along
with details on how they should interact with our business moving forward.

SERVICES WE PROVIDE

THE LEASE

We prepare all documentation, including the lease agreement along with any extra negotiated terms and the entry condition report. Any additional documentation that may be required under the Residential Tenancies Act will also be prepared.

- We meet the tenants to sign the lease
- We collect and receipt the bond along with the first two weeks rent.
- Advise the tenants of their rights and responsibilities under the Residential Tenancies Act.
- Lodge the bond with the Residential Tenancies Authority.

MAINTAINING YOUR INVESTMENT

Investarent are committed to assisting our owners to maintain the value of their investment property. A property that is maintained and presented well will always attract a high caliber of tenant.

To help you accomplish this we:

- Prepare thorough entry condition reports that clearly outline the condition of the property when your tenants take possession. The property should always be returned to our owner in this condition
- Conduct regular inspections at your property throughout the tenancy; reporting to our owners with any maintenance that may be required.
- Co-ordinate maintenance required
- Engage quality tradespeople to undertake any maintenance at your property





YOUR INCOME

Funds are disbursed to our owners weekly. Payment of maintenance invoices, council rates, utility bills, insurances and body corporate levies can be also be paid on your behalf from the rent. The monthly statement is issued following the last disbursement for the month.

- We pay all disbursements for our clients, including property maintenance invoices, council rates, water rates and corporate levies
- Original invoices are attached to your statement for tax purposes
- Detailed statements are provided at the end of the financial year

ARREARS

Investarent minimise the risks to our owners through our careful tenant selection process. Rent receipting is carried out each morning and an arrears report is also produced. Our office manager will make contact with the tenants to notify them of the arrears. Should a notice to remedy breach be necessary, this will be done in accordance with the act.

- 4 Days overdue: tenant will be informed that the payment is due within three days. The owner is notified that rent is outstanding.
- 8 Days overdue: A notice to remedy breach will be issued to the tenant/s with a 7 days to pay instruction attached to such notice.
- 15 Days overdue: Landlord is contacted for instructions on issuing a notice to vacate and if required we will instigate proceedings at the relevant tribunal.

CHANGING AGENTS

Changing from another property manager is a simple process. All you need to do is contact us and we'll take care of everything.





MARKETING YOUR INVESTMENT

Our significant market exposure and expertise increases your property's presence in the marketplace and is key to our low vacancy rates.

In addition to our online marketing, your property will be emailed weekly to our active tenant database. This email will contain properties that are coming to market in the future and homes that are ready to be leased immediately.



CONTACT US



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