



2018  
The year  
of the  
dog!!



AND  
THIS  
IS  
OUR  
2 YEAR OLD  
CHARLIE



The year of the dog!!



### The Fallout from the Macquarie development:-

The natives are starting to become restless.

This is the situation that affects investors as well as tenants.

Investor A has sold his unit in say, Cottonwood Cr for \$1.1M. He receives 10% deposit and a delayed settlement.

His tenant now feels insecure and decides to move out. But can we find a short term tenant for this property? It won't be easy.

Now Investor B owns a unit in Cottonwood Cr. No one has of-

ferred to buy his unit, although there are rumours.

His tenant also hears the rumours and he decides to move out, with 21 days notice.

This situation occurred just last week.

So Investor B is left with a vacant property and the uncertainty of finding a tenant who is prepared to vacate within months of having settled into his accommodation.

How might the investor attract a tenant, given that uncertainty? I guess the answer to that

question is he would have to reduce the rent...possibly by as much as 10-15%

Finally in this climate the principle to follow is: safe maintenance. It is not the time to make major repairs or renovations. However, we need to be aware of any safety issue that might cause a problem for the tenant and have it dealt with to ensure all is well for the tenant, the investor and the managing agent. Let's hope it is a happy New Year!!