FOR OWNERS

Tips for Investing in Property

Congrats on becoming a property investor! A well-managed property means happier tenants, longer leases and stronger rental yields.

Here's how to set yourself up for success:

Price it right

Always compare with similar, professionally managed rentals - not private listings, which can distort the market. Aim for a fair rent based on at least three comparable properties.

Get your finances sorted

- Arrange a depreciation schedule to boost tax returns
- Understand whether your property is negatively, neutrally or positively geared so there are no tax surprises

Protect your investment

- As a rule of thumb, tenants should spend no more than 30% of income on rent
- Never sign a tenancy agreement before settlement is complete - delays happen!

Attract quality tenants quickly

Presentation + professional marketing = more interest + better tenants

We recommend:

- Professional photography (a must-have)
- Floor plans, sign boards, 3D tours depending on market conditions

Be ready before move-in day

- Finalise insurance that includes pet damage, rent default and periodic tenancies
- Ensure blinds/curtains are installed before settlement so the home is truly move-in ready