



Is **your** investment in the right hands?

artation

What a Great Property Management Team Can do for you...

- Provide sound advice
- Communicate on your terms
- Act in your interests
- Consistently maximise return on your investment
- Minimise your risk
- Listen and be honest
- Negotiate on your terms



Appoint the Best and Reap the Rewards

- Portfolio Managers allowing you to liaise with the same person every time.
- Hands on corporate Directors available to clients on request.
- A growing network of business partners offering added benefits to our landlords and tenants.
- A dedicated and experienced team with a sole investor focus.
- Prominent office exposure with increasing walk by traffic.
- Stand out signage and interactive online presence.
- Electronic systems, promoting easier and quicker communication.

The Artation Difference

As specialists in residential investment property, Artation are focussed on providing investors with an asset management service that is second to none. Our team is strengthened by the knowledge, skill and experience of our directors, who play a hands on role in the day to day operations of property management, ensuring a professional and personal service is delivered every time.

We believe in a culture of excellence and strive to harness beneficial relations between tenant and landlord, creating clients for life and upholding our image and reputation as a leading property management firm.

Our people are experienced professionals. We share a passion for property and our clients trust us to make decisions that ensure their investment consistently performs to its potential.

Our management systems are some of the best available, supporting the ever changing nature of property management and strengthening our ability to provide an efficient service to our clients.

Professionalism, common sense and a genuine care for people and property are all a part of our brand culture.

We welcome all new clients to visit www.artation.com.au or contact us on 07 3481 2210.



Tax Time ...

Don't forget that tax time is fast approaching so start putting together your statements and receipts for the past 12 months as this will save your accountant time (and you money) come June 30.

Now is also a great time to undertake any of those on going maintenance and improvements that you've been meaning to do.

Not only will it keep your investment in good repair, it could also increase its value when the time comes for you to sell.

Speak to the property management team if you would like some quotes.

Easter Trading Hours ...

Our office will be closed from 5pm Thursday 21st April and will reopen at 9am on Wednesday 27th April.

Landlord Sales Offer ...

Due to positive feedback we are extending our offer to waive management fee's for 60 days to all Landlords who list their property for sale during the month of April (conditions apply).

This offer is in addition to our Landlord sales commission rate of 2.2%. For more details please contact our Sales Manager.



Our Clients Say ...

"I had no experience in selling property and no concept of property value. After consulting with several agencies I chose to list exclusively with Wendy and Wade as I was impressed by their professionalism in presenting a marketing proposal fully supported by facts and figures. They were honest and kept me fully informed throughout the sale of my property, making it a simple process. I was extremely happy with my final sale outcome."

K. Dawes, Gladstone

Expand Your Portfolio ...



- 24 Gannet Cir, North Lakes**
\$629,000
- 4 Bedrooms, 2 bathrooms, study
 - Air con, multiple living areas
 - DLUG, IG pool / spa, lge patio



- 75 Nectar Way, Burpengary**
\$769,000
- 6 Bedrooms, 3 bathrooms
 - Self contained granny flat
 - DLUG, shed, IG pool, acreage



- 1 Cottonwood Cir, North Lakes**
\$419,000
- 4 Bedrooms, 2 bathrooms
 - 2 living areas, fans & air con
 - DLUG, alfresco, close to school



- 63 Old Gympie Road, Kallangur**
\$335,000
- 3 Bedrooms, ceiling fans
 - Air con to lounge / dining
 - DLUG, tenanted at \$320 p/w



- 8 Cotterell Rd, Kallangur**
\$575,000
- 4 Bedrooms + study, 2 Bathrooms
 - 1,538m² lot zoned Res B, multi dwelling
 - Currently rented at \$450 p/w



- 20 Rayleigh St, Deception Bay**
- 3 Bedrooms, main with air con
 - Modern kitchen, new appliances
 - LUG, side access to yard

For more information on any of these properties please contact our Sales Manager.

Keeping you Informed

Monthly news and market updates keep our clients informed of current property prices and legislation changes.

Our **Portfolio Managers** allow you to liaise with one person whilst a comfortable staff to property ratio ensures an efficient service all round.



Our Services

Our services comprise complete and full asset management in accordance with the client's direction.

- Complete legislative compliance.
- Full property marketing including:
 - Internet listing.
 - Leasing signage professionally installed.
 - Office window display profile.
 - Vacancy guide updated daily.
- Accompanied inspections with prospective tenants.
- Tenant database review.
- Downloadable forms direct from our website.
- Strategic rent and tenancy negotiation.
- Complete tenant screening with strict selection criteria.
- TICA tenancy database verifications.
- Organisation of repairs, maintenance and renovation works as required.
- Payment of property expenses and invoices.
- Smoke alarm, pool and water compliance.
- Daily arrears management.
- Regular market monitoring and rent reviews.
- Small claims representation.
- Monthly news and updates.
 - Quarterly property inspections with comprehensive
- reports including photos and recommendations.
- Preparation of all tenancy documentation.
 - Vacating inspections and new tenancy checkups 6
- weeks after occupancy.
- Management of property keys and remotes.
- Management of relevant property insurances.
- Liaison with tradespeople, valuers and other parties.
- Complimentary property appraisal every year or upon request.

our services incorporate...



Professional Offices
located adjacent to
the Bruce Highway in
Mango Hill / North Lakes.



Your Eyes and Ears

Specially appointed **Routine Inspection Officers** report on your property every three months and provide comprehensive reports with photographs and recommendations.

Our **Leasing Coordinators** ensure your investment is vacant for a minimal time, whilst negotiating the highest possible rental return.



Routine Inspection Report

PROPERTY ADDRESS:
DATE OF INSPECTION:
TENANT/S:
PERSON WHO INSPECTED:

Internal presentation:

Entry	Clean and Tidy	Acceptable	Re-inspection Required
Lounge Room	Clean and Tidy	Acceptable	Re-inspection Required
Dining Room	Clean and Tidy	Acceptable	Re-inspection Required
Kitchen	Clean and Tidy	Acceptable	Re-inspection Required
Family Room	Clean and Tidy	Acceptable	Re-inspection Required
Main Bedroom	Clean and Tidy	Acceptable	Re-inspection Required
Bedroom 2	Clean and Tidy	Acceptable	Re-inspection Required
Bedroom 3	Clean and Tidy	Acceptable	Re-inspection Required
Bedroom 4	Clean and Tidy	Acceptable	Re-inspection Required
Study	Clean and Tidy	Acceptable	Re-inspection Required
Alternative Room	Clean and Tidy	Acceptable	Re-inspection Required
Ensuite	Clean and Tidy	Acceptable	Re-inspection Required
Bathroom	Clean and Tidy	Acceptable	Re-inspection Required
Laundry	Clean and Tidy	Acceptable	Re-inspection Required

External presentation:

Front Yard	Tidy	Untidy
Back Yard	Tidy	Untidy
Gardens	Tidy	Untidy
Pergola	Tidy	Untidy
Garage	Tidy	Untidy

Overall presentation:

- Clean and Tidy
- Acceptable
- Re-inspection Required

GENERAL COMMENTS: In our opinion, the property was presented to a **satisfactory condition**. Please refer to the attached photographs.

MAINTENANCE / REPAIR ITEMS REPORTED BY US: Nil

MAINTENANCE / REPAIR ITEMS REPORTED BY YOUR TENANT: Nil

OUR RECOMMENDATIONS: Nil

REPAIR INSTRUCTIONS: Could you kindly notify us in writing as to your instructions with respect to any listed repair or maintenance items above. We can be contacted via email at pm1@artation.com.au or facsimile to **07 3385 0992**.

Thank you for taking the time to review this report, and for your continued management with Artation Property Group.

The next routine inspection is due in approximately 3 MONTHS from now.

END OF REPORT

For more information visit

www.artation.com.au

follow us on facebook www.facebook.com/ArtationPropertyGroup

or contact

Artation Property Group
Shop 5, 921 Anzac Avenue
Mango Hill QLD 4509

PO Box 800
Redcliffe QLD 4020

P 07 3481 2210
F 07 3385 0992

Licensed real estate agents and property managers

CORPORATE LICENSES

Justsales Property Consultants T/as Artation Property Group—License 3362446

Artation Holdings Pty Ltd—License 3422205

LICENSEE IN CHARGE

Wendy M Russell—License 3053308

Specialists in residential investment property

artation