
LANDLORDS NEWSLETTER



“ Leading into a new financial year is a great time to complete a financial health check on your investment

Jamie Williams

PROPERTY MANAGEMENT WRAP UP

Professionals Armidale property management team leased 43 properties for the month of June which consisted of 29 houses and 14 units. Our vacancy rate fluctuated between 1.25% - 1.8% throughout the month. The average rent achieved was \$420 per week. This figure is considerably higher than May due to more houses being leased this month.

All Professionals Armidale landlords will receive their end-of-financial year statement (income & expenditure report) in early July. This is a vital document in relation to your EOFY tax lodgement, so please keep a close eye on your emails.

A recent article published by Metropole Wealth Advisory stated the ATO will be closely monitoring 22/23 tax returns, that are consisting of capital gains calculations, properties held in family trusts and investment property expenses/renovation deductions.

Leading into a new financial year is a great time to complete a financial health check on your investment. Do you know what your current interest rate is? If you require assistance, our team can organise a home loan review for you with a specialist mortgage broker, just to make sure you are receiving the best possible interest rate.

Mortgage brokers have access to interest rates that clients are unable to obtain themselves when approaching their bank directly. This home loan review doesn't necessarily mean a refinance (changing from your current lender to another), it may just be a renegotiation with your existing bank. This health check will also identify the level of equity you have available, and in a slower sales market, now could be a great time to add to your portfolio.

To speak with one of our investment specialists, contact the office on (02) 6772 4549

INVESTMENT OPPORTUNITIES



35 DALE CRESCENT, ARMIDALE

CONTEMPORARY ELEGANCE, EXCEPTIONAL VALUE

PRICE GUIDE \$470,000 - \$517,000

Introducing a stunning and contemporary residence, this newly built home offers the perfect blend of modern design and comfortable living. Boasting four generously sized bedrooms, two bathrooms, and a host of desirable features, this property presents an exceptional opportunity for those seeking a stylish and spacious family home.

The modern finishes throughout the property, including high-quality fixtures, tasteful colour schemes, and contemporary flooring, create an ambience that is both stylish and welcoming.

Contact Julie Schaefer on 0408 200 668 to arrange an inspection.

Our property management philosophy is simple – to minimise arrears, vacancies, and expenses and to maximise your return



11 EARLE PAGE DRIVE, ARMIDALE

MODERN ELEGANCE, COMFORT, AND CONVENIENCE

PRICE GUIDE \$500,000 - \$550,000

Welcome to this stunning modern build house with a perfect blend of style, functionality, and comfort. This exceptional property boasts four generously sized bedrooms, each equipped with built-in wardrobes to meet all your storage needs. Plus a study offers a serene and productive space. The main bedroom stands out with its luxurious walk-in robe and ensuite, offering a private sanctuary.

Contact Shane Kliendienst on 0407 412 651 to arrange your inspection today.

LOCAL HANDS YOU CAN TRUST

A SPOTLIGHT ON JENNY ELKS

JENNY ELKS HOLIDAY RENTALS ADMINISTRATION

Jenny is a New England local, growing up with family in Walcha and Uralla. She was a hairdresser before a career change into real estate over twelve months ago, specifically, holiday and short-stay rentals. This shift ignited Jenny's passion for property, real estate, and creating exceptional experiences for her clients. Jenny is determined by nature and has big plans for tourism in Armidale and the New England area.



Jenny is excited to see Professionals Armidale become the go-to agency for holiday rentals in the local area. "The empathy we show our clients and the passion we have makes all the difference. We care about our clients as individuals and providing them with the best possible experience is a high priority."

We asked Jenny what makes Armidale so special. "Honestly, it's mainly the people. Armidale is such a friendly country town," she says. "Of course, there is also the beauty of the place. The architecture, the beautiful old cathedrals, and the colourful leaves in autumn. It's just a really pretty place."

For Jenny, no two days are the same. She has a number of morning responsibilities that usually involve administration and communication with clients, but the rest of her day is likely to be hectic and productive. "I'm on the phone a lot and I get to speak with all kinds of people. I really like that about my job," says Jenny. "I'm motivated by the challenges that real estate presents me. I am constantly problem-solving and learning all the time."

When asked who her most important mentor was, she immediately named Ben Saxby. "He has taught me to look at things from different perspectives, especially when trying to solve a problem," she said. "He is very business minded and knowledgeable. I find his work ethic inspiring." Jenny says that working in real estate has taught her not to take problems to heart and to be creative about finding solutions that work for everyone involved. "In real estate, you need to be prepared for everything and anything" she says "I am honest with people and I care a lot about the outcomes."

Outside of the office, Jenny is very family orientated and her five children keep her on her toes. The entire family shares a strong passion for cars, and on weekends, you'll probably find the whole family involved in building cars.

Need to discuss your property needs? Contact Jenny Elks, today.
jenny@proarmidale.com.au | 0412 855 226

**Speak to a
PROFESSIONAL**
about listing your
investment property as
a holiday rental today!

NEW website launches 1st July!



LOCAL HANDS YOU CAN TRUST