

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Get the better of inflation!

Making the most of real estate now will help to take care of the future



Fred Andriessen looks at changes that have taken place over the past four decades and offers some savvy advice for taking care of your finances in the future.

Back in 1970, I am pretty certain that wages were around \$120 per week, a new Holden car was around \$2000 and a three-bedroom house cost around \$10,000.

As of today, wages have increased by seven, a Holden car by 20 and a three bedroom house by 35!

Whilst these figures may vary slightly depending on the area, the fact is that real estate outranks anything else by investment standards in leaps and bounds.

Would it not make perfect sense then:

- A) To acquire your own house as soon as possible rather than pay rent
- B) To acquire a real estate investment or two, also ASAP?

Please read the third and fourth paragraphs again! The proof is as plain as the nose on your face!

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In this Issue of Property News:

- Get the better of inflation
- Keeping your home safe over the holidays
- How hard is it to buy an investment property?

 **Professionals**
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Hi Everyone,

Welcome to this month's edition of Property News where we discuss the issue of inflation and how owning property help alleviates the situation as well as discussing our 2011 results of the Breast Cancer pink Ribbon Appeal.

We would also like to wish all our readers and valued clients a safe and a happy festive season. Make sure you read our hints on Vacation Safety Tips to secure your home over the Christmas period.

We look forward to helping you in anyway possible for the remainder of this year and again in 2012. Professionals Fred Andriessen will be open and trading over the Christmas and New Year period except for designated Public Holidays.

Until next time,
Fred Andriessen
Principal



P.S: Don't forget that it is okay to refer your friends to us. We are never too busy to help a friend of a friend. So please feel free to tell your friends to call us for any real estate matters and we will make sure they are looked after - guaranteed.



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Keeping your home safe over the holidays!

Don't let thieves ruin your family's Christmas!



The holiday season is a time to relax and enjoy a well earned break - but there is nothing more devastating than returning home after a fabulous family holiday to find you were the victim of a burglary.

In this article we outline some ways you can ensure your home stays safe and secure and you can relax while you are away on holidays.

- Let friends, family and neighbours know that you will be going away and make sure you supply them with a contact number in case of an emergency.
- Organise for a friend or neighbour to collect your mail and newspapers and bring in your rubbish bin. If you are going to be away for longer than a week, put your newspaper delivery on hold and organise the post office to hold your mail until you return home.
- Before you leave, take the time to examine your home from the street to make sure no valuables, electronics or artwork are visible from the outside. If you can see your belongings from the street, so can possible intruders.
- At various times throughout the day and night, set timers on lights or the television, to give the appearance that someone is home and keep some curtains and blinds open so your home doesn't look too 'locked up'.
- If your Christmas budget can stretch a little further this year, it pays to install security or sensor lighting around your home.
- Make sure your lawn is mown and hedges are trimmed back before you leave. If you are going to be away for a few weeks, it may be a good idea to organise for a gardener to keep the yard looking well maintained.
- Unplug computers and other electrical appliances that could be damaged in the event of a power surge.
- Clean out the fridge before you leave and make sure all perishables are disposed of, so you are not greeted by a foul smell on your homecoming.
- Never leave a message on your answering machine saying that you will be away on holiday. It is also advisable to check your messages as often as possible while you are away.
- If you have a security system installed, advise your alarm company that you will be away and provide alternate contact information in case you cannot be reached.
- Make sure all windows and doors are locked securely before you get in the car - doing a double or triple check will ensure your mind is at rest while you are enjoying your holiday.



Happy and Safe Holidays!



Big picture shows the benefit of buying real estate now

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The funny part is though, buyers are hesitant - and for the life of me, I am unable to understand this.

Now, before you think that you are aware that prices slumped at such and such a time, my response to that is that you are absolutely correct.

But you have to look at the big picture.

These inflation figures I am quoting from the early 1970s are no different

Inflation – how property helps

than the 1980s – 1990s etc. Real estate values outshine other commodities and will continue to do so in the future.

The reason is very simple. Australia is a young country with an increasing and expanding population. People have to live in housing, and Strata Title style housing is becoming more and more popular.

You see... facts are facts! We cant grow vacant land thus future generations having to build upwards.

There are no other options.

For advice from the real estate team who know how to advise you on investment, contact Professionals Fred Andriessen on 02 4954 8833.

Pink Ribbon effort sets new record



Alexi, Suzy, Tami and Sharon set a new fundraising record.

October 21 and 24 were two busy days in an effort to collect donations and sales of Pink Ribbon wares for the 2011 National Breast Cancer Appeal.

All staff were as keen as mustard to beat our 2010 record of \$2404.00 and we did! The gross amount collected this year was \$2582.00 and all collected in \$2, \$5, \$10 amounts.

The Pink Ribbon hamper was won by Cheryl with ticket number 72.

A huge "thank you" goes out to Gwen, Sharon, Suzy, Alexi, Tami plus the boys.

*It's Christmas, it's Christmas,
A time of good cheer
And Season's Greetings
from all of us here.*

*So as one year opens
and another one will end
From us to you,
it's good wishes we send.*

*Merry Christmas & Happy New Year
From all at the Professionals
Fred Andriessen.*



How hard is it to buy an investment property?



Purchasing an investment property to be rented out is quite different to buying a home for you to live in.

In this report, we discuss some of the things to consider when purchasing an investment property. If you consider your options wisely, your return on your investment property may be far greater than you thought possible.

Where do you start looking for a good investment property?

People often think of their local real estate agent as the last port of call in the chain of buying a property. But when investing in a rental property, your local real estate agent has the professional resources and is trained to maximise your return and minimise complications.

Remember, week in and week out your local real estate agent is involved in dealing with many rental properties ranging from the cheapest bedsit through to the executive home. With this experience comes a vast array of knowledge on recognising a good rental property.

The local agent knows what most tenants are looking for in their area. It is wise to stop and take the time to chat with your real estate agent's property

manager as to what they consider is the best property to rent out in the local area.

They may even have on their books, a property that is for sale, which fits the possible criteria of what makes a good rental property. Several minutes with your local real estate agent may save you many hours of hard work looking for the right rental property.

What type of property is best for renting?

You have to assess your investment based on what the majority of tenants would be looking for.

Is the property close to public amenities? Considering petrol prices and longer working hours, the average tenant is looking for a property close to public transport, shopping, and other recreational amenities.

Will your property attract the right tenant? Are you looking for a secure long-term rental? Then it is probably not wise to purchase an investment property in an area that attracts a transient population.

Similarly, it is no use purchasing the most expensive property in the area attracting the highest rents, because it may limit the number of likely tenants who can afford such a property.

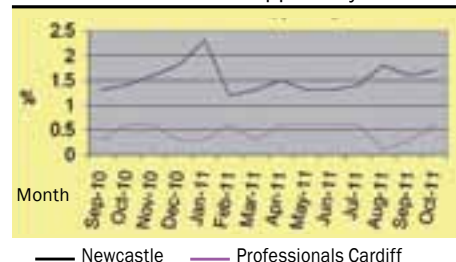
Stick to the middle ground

In most cases, it is wise when investing in a rental property to purchase a dwelling which will attract the highest number of quality tenants. The type of property that the average tenant is looking for will usually give you the greatest long-term return on your investment.

Speak with Professionals Fred Andriessen Property Manager Glenn Barnier who will be happy to help you answer all the above questions and most likely will have potential investment properties for you to inspect.

Vacancy Factor

Newcastle Statistics supplied by NSW REI



THE RIGHT PROPERTY MANAGER CAN MAKE A HUGE DIFFERENCE

Getting the right tenants means a lot. When we look after your rental property we make sure you only get 'A' grade tenants. After all, we've got a reputation to uphold too.

Call me today and let's discuss your options.

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