

MAXIMISE YOUR ROI

6 GREAT TIPS TO MAKE SURE
YOU GET THE MOST OUT OF
YOUR INVESTMENT

0 1 **MINIMISE VACANCY**

Keep the money coming in. Why? Because vacant properties make \$0 per week in income.

So although there may be times where a property is vacant it is important to remain vigilant and responsive to market conditions to ensure vacancy is minimal.

0 2 **MAINTAIN YOUR PROPERTY**

Keep up with regular maintenance and repairs. Sometimes doing minor repairs can save you having to do larger repairs in the future e.g. repairing a shower leak early on can save an entire bathroom renovation.

Upgrades could help you attract and maintain high quality tenants and boost the value of your property.

0 3 **SPEND IF YOU NEED TO**

Keep cost effective spending in mind. Maximising return can also mean spending money.

Ensuring that you are weighing up your options, for example, it may be more cost effective to replace an older model air conditioner rather than repairing with no guarantee of additional life span.

04 CHOOSE THE RIGHT RENT

Keep your price expectations in check. Choosing a number that is too high may cause your property to be vacant for a longer period of time and choosing a number that is too low can affect your profit margin.

Pricing is determined by the demand in your area as well as other factors such as type of property, location, condition of the property, access to amenities and public transport.

05 MAINTAIN THE TENANCY

Keep great tenants happy (within reason). Great tenants are worth their weight in gold, they consistently pay their rent on time, look after your property like they own it and don't cause a fuss etc.

Keeping great tenants in a property may mean weighing up rent increases, doing regular repairs/maintenance or upgrading/adding improvements to the property.

06 TENANT TURNOVER

It's important to think of your property as a business. There may come a time where it is a better financial decision to move a tenant on usually when the tenants are the opposite of those in the previous point.

Moving these types of tenants on swiftly can minimise the cost to you in the long run.