

Shop 36, The Stables Shopping Centre,  
Childs Road  
Mill Park, VIC 3082  
Website: [www.risticrealestate.com.au](http://www.risticrealestate.com.au)  
Email: [reception@risticrealestate.com.au](mailto:reception@risticrealestate.com.au)  
Ph: 9436 0888



## PROPERTY INVESTOR

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency

### RENT ARREARS ARE OUR NUMBER #1 PRIORITY

December is often notorious for tenant rent arrears due to the holiday season and increased spending. The astute tenant will budget and have the funds to remain in advance with their rent. However, we do find a small number of tenants who struggle to meet their rental payments during this time.

We do understand that rent paid on time is a priority and you can be assured that we are very proactive at this time of the year to minimise any financial pressure to our landlords.

### INVESTMENT PROPERTY OF THE MONTH



223 Edgars Road, Thomastown

Auction 2<sup>nd</sup> December 2017 @ 12:00PM

**Classic Family Home**

3 BR's, main with WIR & ensuite.  
large rumpus room, centrally located.

## NEWSLETTER

NOV – DEC  
2017

## PROPERTY REFINANCING MADE EASY

The clever investor knows that assessing their investments regularly is the key to identifying opportunities to build wealth. Knowing when to refinance an investment property can be vital to a successful growth strategy. Is now the time for you to consider refinancing? Is your current rate competitive?

Despite recent tightening around investor lending, interest rates are at their lowest in 50 years and there are some great rates available.

### Why should I refinance my investment property?

There are generally two main reasons why you may want to refinance your investment property. These are to access your equity, or to change to a different loan.

If you would like to expand your investment portfolio, refinancing to access your equity could be a smart move, as you can potentially use your equity as a deposit to buy another property, or take advantage of an alternate kind of investment opportunity.

Accessing your equity to renovate is also an option to refinance. It could help you add value to your investment property, fast-track its capital growth and perhaps improve the rental value to increase cash-flow. Talking with a financial planner or accountant is a great way to see what strategy is right for you.

### Are there fees involved?

Most financiers will have loan borrowing expenses and exit fees or penalties, which are usually tax-deductable. In the first five years of owning your investment property, you can usually claim borrowing expenses back incrementally, and if you refinance within that timeframe, you can claim the remaining tax deductions immediately.

### Should I use one lender or multiple lenders?

Professional investors often prefer to use multiple lenders to avoid cross-collateralisation, which is where you secure a loan against two or more properties instead of one. However, this can be inconvenient when the time comes to sell, and risky if property prices should fall. If you use one lender, your properties may also be cross-collateralised by default. Overall, it depends on your financial situation, goals and the size of your investment portfolio, whether you choose to go with one lender or several. *We always recommend that you seek professional advice.*

We are focused on maximising your rental income and optimising your capital growth

# SCHOOL ZONES A POPULAR CHOICE

Investors often want to know the secret to buying a rental property that will be in demand, attract quality tenants, minimise vacancies, provide a good short-term return (highest possible rent) and increase the long-term asset value of the investment.

What tenants want will depend on many factors specific to their needs. However, research has shown that location, nearby amenities and transport, safety and security, parking, presentation, good state of repair ready to move in, appliances included, age of property, open floor plan, adequate storage, outdoor space, little extras included (pool, lawn and garden care), air conditioning/heating, pet friendly, NBN connections/Internet and a good landlord that is willing to act quickly on maintenance requests are the key deciding factors.

Research also shows that school zones (where the property is close by or within walking distance) can be in higher demand, which can often be overlooked by investors as a deciding factor in buying a property.

If you are looking to expand your rental portfolio we are more than happy to assist and provide you with value-added feedback before buying.

## WHAT IS FAIR?

Fair wear and tear continues to be one of the biggest challenges we face when a tenant vacates the property and is the leading cause of disputes at the end of the tenancy. The term is not specifically defined in the Act and provides no examples, which leads to the interpretation becoming complex. What is considered fair to a landlord or a tenant is a grey area and if an unresolved dispute arises, it will often lead to a tribunal court hearing decision.

Fair wear and tear is what happens during the normal use of a property taking into consideration the age of the property, the term of a tenancy and the number of tenants residing at the property.

In the case of *wear*, this might mean fading paint work on internal and external walls caused by sunlight over time.

In the case of *tear*, this might refer to disrepair caused by a tenant through ‘unintentional’ action or through the ‘normal’ incident of a tenant’s occupation.

This might include the accidental ripping of aged and worn flyscreens or carpet, fading paint or general marks on the wall, cleaning above and beyond fair, cracks due to age or gardens/mulching deteriorating over time to name a few.

We aim for perfection, but if a dispute arises we must be fair.

## CHRISTMAS WORD SEARCH FAMILY FUN

D	M	J	S	C	P	S	Y	O	T	R	A	T	S	O
M	A	V	I	X	E	N	L	R	A	J	P	F	R	M
O	H	N	T	R	E	E	L	Q	R	E	G	N	A	M
P	Y	N	C	O	D	D	O	S	M	C	A	X	Q	E
T	R	X	Z	E	O	F	H	I	A	M	A	V	W	R
B	Q	A	J	N	R	Y	S	R	E	H	S	B	C	U
B	B	S	N	X	Y	T	O	N	T	G	B	P	D	D
L	A	E	H	C	L	L	T	A	N	Y	R	B	D	O
I	R	Y	B	E	E	S	E	I	T	E	S	A	B	L
T	S	E	T	R	S	R	K	S	S	C	S	W	W	P
Z	L	O	S	N	W	C	O	E	O	H	V	K	H	H
E	E	L	O	J	O	R	N	M	E	O	H	P	C	M
N	G	W	B	T	F	T	E	R	D	I	P	U	C	S
J	N	W	S	E	S	T	D	S	L	I	G	H	T	S
O	A	K	K	D	P	T	I	N	S	E	L	B	F	

ANGELS	PRESENTS
BLITZEN	RUDOLPH
CAROLERS	SNOW
COMET	STAR
CUPID	STOCKINGS
DANCER	TINSEL
DASHER	TOYS
DONNER	TREE
FROSTY	VIXEN
HOLLY	WREATH
LIGHTS	
MANGER	
MISTLETOE	
ORNAMENTS	
PRANCER	

**TALK TO THE  
PROPERTY EXPERTS**  
**BUYING, SELLING &  
PROPERTY MANAGEMENT**

Call us if you are thinking about  
buying or selling or know of  
someone who is

### Properties Recently

#### RENTED

Keeping you updated on the  
local rental market

114 Williamson Road, South Morang	\$370 per week – 3 BRS
104A Derby Drive, Epping	\$340 per week – 3 BRS
46 Pindari Avenue, Mill Park	\$310 per week – 3 BRS
2 Allwyn Crescent, Mill Park	\$370 per week – 3 BRS
103 Sarissa Street, Lalor	\$420 per week – 4 BRS
12 Pribislaw Crescent, Epping	\$420 per week – 4 BRS
17 Tilt Road, Doreen	\$380 per week – 4 BRS
1/207 Darebin Drive, Lalor	\$350 per week – 3 BRS
202/7 Warrs Avenue, Preston	\$400 per week – 2 BRS
4 Solaire Way, South Morang	\$370 per week – 3 BRS
50 Brinkhill Drive, Mernda	\$355 per week – 3 BRS
19 Belloza Way, Mernda	\$375 per week – 4 BRS
1 Westlander Way, Doreen	\$360 per week – 4 BRS
3/2 Romeo Court, Mill Park	\$350 per week – 3 BRS



Fusun Ristic  
Director of  
Property  
Management

Ph 03 9436 0888