

27 October 2020

## 4 Heath Street, Hamilton

### PROPERTY OVERVIEW



### DESCRIPTION

Brand new two bedroom duplex, open plan living area, one bathroom, single garage with internal access

### POTENTIAL INCOME

Based on the information provided and also taking into account similar properties we manage or have managed, we believe weekly rental return could be:

**\$475— \$515pw**

Yours faithfully,

**Jason Waugh**

**General Manager**

# SERVICES

## OUR SERVICE:

People and property. At Lodge City Rentals, we're in the business of protecting your property investment, but we're also passionate about delivering a high quality service to property owners and tenants.

With more than 50 years' of experience in the property management industry, we know that to achieve the very best returns for our property investors, time needs to be spent securing the very best tenants.

That's why we work in partnership with tenants and property owners, and why we're Hamilton's award-winning property investment company.

## OUR SERVICES INCLUDE:

At Lodge City Rentals, we offer a full range of property management services:

- **Rent collection:** We ensure your tenants pay their rent on time, every time. If your tenants are behind in their rental payments, we'll take the appropriate steps to ensure your rent is paid.
- **Inspections:** We conduct a formal inspection of your property once every six months and provide a report of this inspection to you. As a landlord, you are most welcome to join your property manager on this inspection.
- **Property maintenance:** We undertake regular maintenance checks on your property to keep it at a tenantable standard and to ensure your tenants are keeping the property clean and tidy.
- **Project management:** If your property requires repairs and maintenance, we can project manage the process, taking the headache and hassle away from you.
- **Industry knowledge:** Our team live and breathe property here in Hamilton. We keep an eye on market trends and will update you on any legislative changes that could affect you and your property portfolio.
- **Tenant applications:** Every month, our team of property managers generate over 1,400 enquiries. To secure the right tenant for your property, we follow a comprehensive application process which all tenants must complete. This includes credit and reference checks.
- **Property advertisements:** We advertise your property at no extra cost in newspapers, on websites, and in the windows of our branches, to attract the best tenant for your property.

## **FEES**

As a property owner, you want to place your investment in the hands of a property manager you can trust. At Lodge City Rentals in Hamilton, protecting your investment drives everything we do. Our team of experienced property managers are committed, proactive and trustworthy. They look after your properties as if they are their own.

### **HOW MUCH DO WE CHARGE?**

We understand your property investment portfolio is an investment in your future. That is why we only charge a management fee on the rent we collect for you. Lodge City Rentals' fee is 8.5% + GST of the rent.

We collect the rent throughout the month and transfer it into your account at the beginning of each month. We also offer the option of a money transfer on the 15th of the month. To enable you to see the comings and goings each month we provide you with a monthly statement.

### **ADVERTISING AT NO EXTRA COST**

At Lodge City Rentals, we advertise your property at no extra cost to you. Each week we advertise extensively in the Waikato Times property section and on [www.lodge.co.nz](http://www.lodge.co.nz) and [www.realestate.co.nz](http://www.realestate.co.nz).

This approach has proved successful in ensuring we attract the best quality tenants. We don't rent your house to anyone; we make sure your tenants respect your property as you would, and as we do.