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Investor *news*

Welcome to this month's latest newsletter from the Ray White Broadbeach Property Management Team.

Perfect your Portfolio

A close look at your portfolio is an absolutely crucial stage in achieving financial freedom and investment success, and it shouldn't take you too long to put in some quick fixes to either find some equity or boost your rent.

While many investors are aware that it's worth reviewing their properties on a regular basis, it's rare that there are tools with which to do this.

Changes in life circumstance may also require a portfolio review. When looking to review your portfolio, consider the following elements:

- ◆ Obtaining new valuations on your properties (if you believe they may have experienced growth, or if there have been any improvements). Have a look at growth and seek some comparable rentals and sales online before paying for a professional valuation.
- ◆ Assessing your rental income, and whether your weekly rent can be increased. Speaking to your property manager should help answer this question, as would looking at comparable rents online.
- ◆ Check your recent inspection reports and discuss with your property manager any renovations that can help boost your rental income.
- ◆ Check your portfolio's overall downfalls – is it a strain on your finances? Are you too heavily negatively geared? What are your biggest costs?
- ◆ Ensure the properties are not underperforming in terms of growth. If they are, and the future opportunities look slim, consider selling it down.
- ◆ Are any of your properties starting to cost too much in maintenance – if so, consider whether holding with the costs associated will negatively impact on your portfolio's overall performance.
- ◆ Consider what type of property needs to be added to the portfolio to assist the overall outcome.



Welcome to a New Year

With your resolutions now set, perhaps expanding your property portfolio is on the agenda. **Saturday January 24th** will be our huge auction day with over 20 properties up for auction. For details see our website.



