

# Ray White Unlimited

With our team on your side  
the possibilities are Unlimited



**The Real Deal...September**

**By Ron Bauer**

We turned 10 years old this month. So I would just like to begin with a heartfelt thank you to our loyal clients and friends for your tremendous support over the last 10 years. With your help we have become the business we are today, one run on the highest levels of professionalism, always striving for service excellence, with the most active local sales team and the largest local property management team.



I can say that we are today the best business that we have ever been across the last decade. Am very proud of where we are and the people who work here and we all look forward to providing excellent service and excellent results for our clients for the next decade and beyond.

## Sales...

It sounds crazy, but we are really now in the home stretch as far as 2013 is concerned. Anyone thinking of selling has about 5 weeks to get the ball rolling or will have missed the boat. And it is a good boat to be on by all accounts. Clearance rates are at an all-time high complimenting the all-time low interest rates. In their frustration, buyers are doing everything they can to secure properties – so excellent selling conditions.

## Some of our excellent sales results over the last month:



**Ray White**

Unlimited

## Investment news...

Last month we said 'Winter was still clinging on' - well, no longer the case. Spring has hit and has hit solidly. It is fair to say that we are achieving virtually a 0% vacancy rate. We have under 5 currently vacant properties on our books out of the 1200+ under our care. Inspections are being well attended, applications issued on the spot and deposits forthcoming. We are leasing most properties prior to them becoming vacant.

We anticipated this change and it has come right on cue. While we are reviewing rents on an ongoing basis, we remind our clients to call us to discuss if increases are on the agenda as now could well be the time to act.

We welcome an opportunity of discussing what this market may mean for you anytime.

## Some recent lettings:



## Ray White Unlimited Property Management

Specialising in portfolio management providing expert services and allocating specific resources for clients with 10, 20, 30+ properties.

For a discrete obligation-free chat about your portfolio,  
please call **Ron Bauer 0414 345 444**



## SOLD above the reserve on behalf of our Management client!



**16 Glanfield St, Maroubra SOLD for \$1,108,000  
\$200,000 over reserve Mrs G is a very happy client!**

### Are you considering selling your investment property??

We take great care and employ every resource to ensure that sales on behalf of our management clients achieve the very best in service and price. If you require any advice or assistance in regards to buying or selling, please contact me directly anytime. Confidentiality and experienced advice assured.

We are pleased to present our...

### 'INVESTMENT PROPERTY OF THE MONTH'

#### 66 CAMPBELL PARADE, BONDI BEACH



#### Golden Opportunity

- Commercial shop + LUG
- Long lease
- Current return apx: \$125,000pa
- Rare opportunity not to be missed

View: By appointment

Agent: Ron Bauer 0414 345 444

For Sale:  
\$1,495,000

#### Special Features:

- Exceptional beachfront location
- Over 8% gross return
- Garage is huge bonus
- Highly recommended!

# Open Invitation

Would you like to get a 'feel' for the market?  
Please come along to one of our next Auctions being held on:



**Wednesday 9 & 23 October**  
**Commencing at 6:30pm**

**Venue: Club Rose Bay, Cnr Vickery Ave & New South Head Rd, Rose Bay**  
**"The only quality Eastern Suburbs venue with lift access and easy parking"**  
For an order of sale 1 day prior, please email [lisa@rwunlimited.com.au](mailto:lisa@rwunlimited.com.au) or call the office

Thank you for your continued support and please call me personally anytime if we can be of further assistance in any way.

Yours Faithfully  
**RAY WHITE UNLIMITED**

**RON BAUER**  
**Director/Principal**

#### **Your Team:**

**Principal:** Ron Bauer  
**Sales:** Monica Shor, Melanie Burns, Shirley Lemberg, Karen Davies, Lisa Dwyer, Stephanie Zerial, Hamish McMaster  
**Property Mgt:** David Germane, Amoula Kemeny, Joanne Saffer, Allie Ward, Daisy Stuckey  
**Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton  
**Reception:** Rachel Sindler



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**Ray White**

**Unlimited**