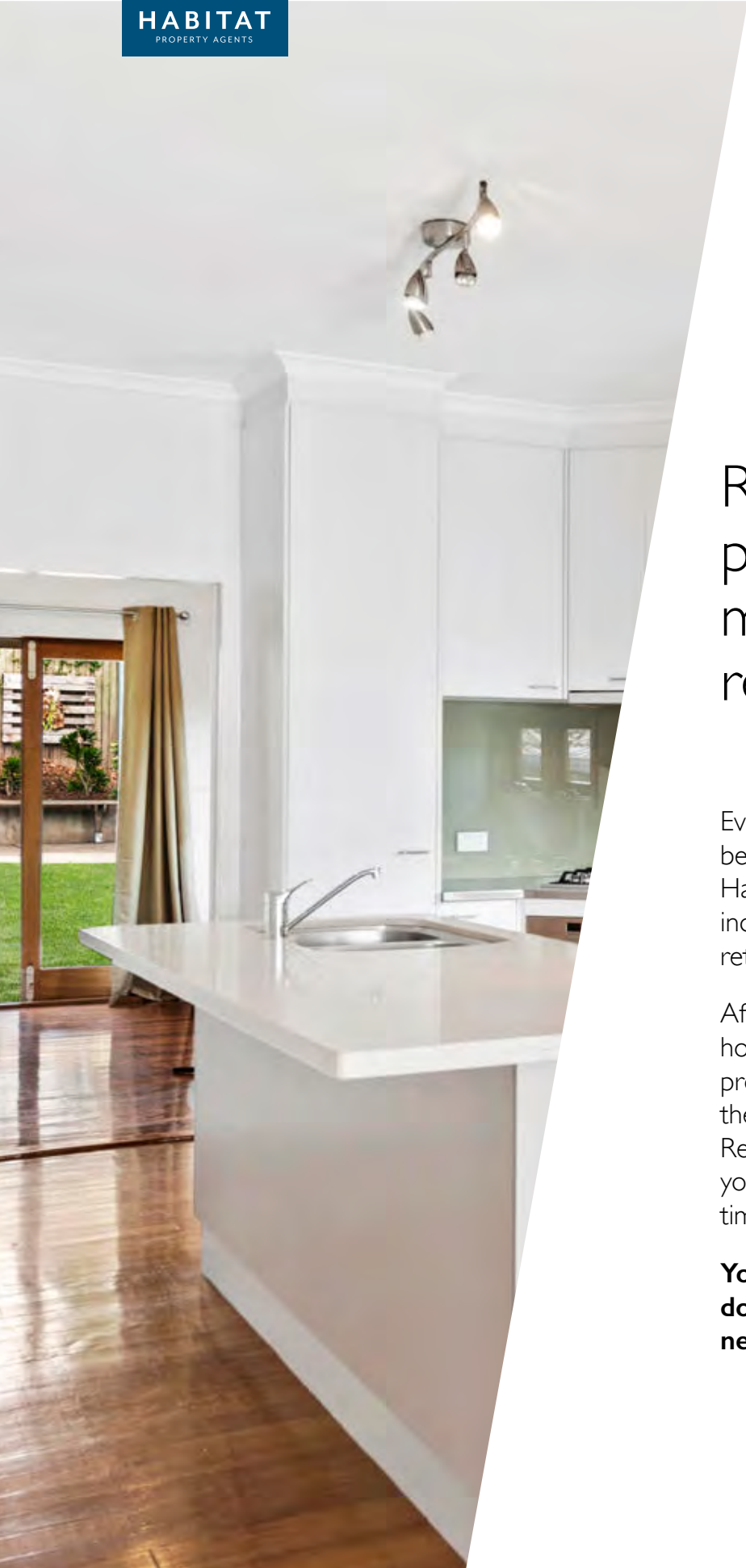


**GET
RENTAL
READY**



Revamp your property for maximum rental returns!

Every landlord wants to get the best return on their investment, and Habitat Property Agents are the industry specialists in boosting rental returns.

After years in the business, we know how a few simple upgrades can have prospective tenants lined up around the block. So, we launched Get Rental Ready, a service that will have your property looking its best in no time.

You'll get great tenants, top-dollar rent, and your tenants will never want to leave!

How it works

Our Get Rental Ready service goes above and beyond your standard property management. We provide a professional, bespoke approach that suits your budget and won't break the bank.

If you've just purchased an investment property, you're in between tenants, or you have a property in need of some TLC, then let us give your property the once over and provide you with expert advice on exactly how to increase your rental returns.

You'll be surprised at what a fresh coat of paint, new carpets, window treatments or simple kitchen and bathroom upgrades can do for your property.

After a thorough property inspection, we'll present you with a tailored plan that works with your budget. We consider current market trends and create a tastefully designed upgrade that will minimise time off-market and ensure your property is rented without delay.

We use our network of highly skilled, trusted, reliable professionals and project manage the entire process. Then we'll find you an excellent tenant and with an increased rental return. In fact, our clients typically get a ten to twenty-five per cent rental increase following project completion.

No headaches, no dramas and perfect for the busy landlord.

Changes you need to see to believe

Dingle Avenue - Our biggest makeover yet!

We turned this ho-hum unit into an absolute stunner with a clever design update and modern styling. Before our makeover, the property was rented at \$260 per week. After we worked our magic, the property was rented, in record time, for \$425 per week.

Our Get Rental Ready makeover included:

- Fresh paint throughout the property;
- New flooring in the lounge, kitchen and bedrooms;
- A stunning and affordable kitchen upgrade which included new appliances, cabinetry and tiles;
- A bathroom refresh including new vanity, shower screen and updated towel rails;
- New window furnishings;
- New ceiling fan lights and oyster lights throughout, and;
- New wardrobes.

Our client loved it!

"Katie and her team made the upgrade of my rental property seamless. Her connections with trades and previous experience working with property developers were evident. The process was seamless, and she was spot on with the choices for this upgrade to my rental; they appealed to so many people. I have had a massive increase in rental return from \$260 per week to \$425 per week! The unit was looking shabby, and the investment in the unit is some of the best money I have spent". **P, Breurkes, Caloundra**



Standard Get Rental Ready Makeover

Our standard Get Rental Ready makeover looks like this;

Just need a few subtle upgrades to your property? This 3- bedroom, one bathroom property in Cavendish Road had our standard Get Rental Ready makeover. Before our makeover, the property was rented at \$570 per week. After a lick of paint and a few special touches, the property was rented for \$625 per week.

Our Standard Get Rental Ready makeover included:

- Internal and external paint updates;
- Ceiling fans were installed in the bedrooms and a new light fitting in the bathroom;
- New tapware throughout gave the kitchen and bathroom a modern refresh;
- New window furnishings throughout;
- A garden tidy up, including a trim and mulch.

No headaches, no dramas and perfect for the busy landlord.



Jackson Street – Reno completed in two weeks and rented immediately!

We don't want to brag, but the owners of this property were keen to get it rented. They needed a better return than the \$270 per week they were getting in rent. Get Ready Rental Team to the rescue! Not only did we have the place looking spick and span in two weeks, but we also managed to let it immediately and for \$330 per week!

This Get Rental Ready included:

- A clever kitchen upgrade with a fresh coat of paint, additional cabinetry and a new upright oven installed;
- New flooring laid throughout;
- A fresh coat of paint using a modern, on-trend colour palette;
- The inclusion of ceiling fans in the bedrooms;
- Lighting upgrades where needed;
- New bathroom fittings to give an updated feel;
- Updated window furnishings, and;
- We added an air conditioning unit.



**Tenth Avenue –
A two-year lease and \$150
extra rent a week, just like
that!**

With a few minor changes, we brought this dinosaur roaring into 2021. Let the before and after pics tell the story. This property was rented for \$450 per week. After a little Get Rental Ready magic, the property was rented, after the first viewing, for \$600 per week.

This Get Rental Ready included:

- Installation of a new modern kitchen with new appliances;
- A style makeover with fresh paint throughout and new window furnishings;
- A garden spruce-up;
- New ceiling fans and lights where needed, and:
- We installed an air conditioning unit.



Who are we?

Habitat Property Agents is a boutique agency that will make you rethink the real estate industry and your investment's potential. Founded in 2014 by Katie Allan, Habitat Property Agents is a family-owned business, not a franchise.

We're proactive property managers who know the local area and value our clients. With Habitat Property Agents, you'll get consistent communication, dedicated service and no surprises.

Whether you're looking to buy, request a market appraisal, lease your property, or get your property ready to rent, our professional and experienced staff are here to help.

If you believe you deserve better service and better returns, let's talk! We look forward to helping you.

Here's what our customers are saying

Getting rental ready has never been easier!

"My Mum has an investment property in Clayfield that had been managed for 3 years by a local agent – at the end of the last rental term, just before COVID, I inspected the unit and was mortified. The agent had released the bond, yet the unit was in a complete state of filth and disrepair. Luckily for Mum and I, we were recommended to contact Katie Allan and Team.

In a flash, they had engaged a troupe of tradies to completely refurbish and beautify Mum's unit – within 2 weeks, it was like walking into a different space. Not only did they get the unit rent ready, without any fuss at all, but more importantly for Mum, they kept the cost of the project down and within budget. Then to top it all off, they secured a long-term tenant within 2 days of listing the property – again, WOW, WOW, WOW!" -

Nat Evans, Hamilton, Brisbane

Habitat Property Agents

Plumridge House
174 Barry Parade
Fortitude Valley QLD 4006

PO Box 407 Banyo QLD 4014

Meetings by appointment

pm@habitatpropertyagents.com.au
07 3394 8253 | 0406 422 723

