



Thinking of investing in a professional property manager?

RENTAL APPRAISALS

The range of figures given in a rental appraisal is our estimation of the rent that will attract prospective tenants to view the property, and when they visit they'll find the attributes of the property offer reasonable value when compared with the asking rent.

Should you wish to test the market at a higher rent, please let me know and we can discuss this. The market is constantly changing as new properties come to the market and let properties are removed from the market, and in some areas the demand/supply balance can dramatically change in a matter of weeks.

SELF MANAGEMENT VS PROFESSIONAL PROPERTY MANAGER

Almost every investor we talk to, wants to own more properties, as their goal is to maximize their wealth over time. However the average New Zealand property investor owns less than two properties. From many discussions with investors, it's clear to us the reason they own fewer properties than they aspire to is because the main activities that drive portfolio expansion (search, view, evaluate, offer etc) are not performed, because other activities (dealing with tenants, trades people, visiting the property) take priority. Self managing investors also become very aware that each additional property means they will have less time to spend on other areas of life, such as career and family. This causes them to become reluctant to buy more property. Using a property manager allows investors to focus their time on activities that will lead to a larger property portfolio and each successive property adds almost nothing to the time they spend on the property and tenant management.

THE COST OF PROPERTY MANAGEMENT

COST	SELF MANAGED	QUINOVIC KENT TERRACE MANAGED
Rent	\$500	\$500
Total over 52 weeks	\$26,000	\$26,000
Property Management fee 8.5%	\$0	\$2,210
After tax cost (at tax rate of 33%)	\$0	\$1,480
Accountants fees	\$600 (3 hours)	\$200 (1 hour)
Owners time (at \$45 per hour)	\$1,755 (45 min per week)	\$193 (5 min per week)
Total costs	\$2,375	\$1,873



How to contact us

Need to discuss property matters?
Please contact us on:

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We're experts in property
care and return.

