

infolio

Property Advisors

MANAGING YOUR PROPERTY



“Put your property in good hands”

At Infolio, we believe that as a landlord, you need more than just someone to help rent out your property.

Unlike a real estate agent, our focus is to not only manage properties but also ensure your financial investment is well maintained and protected. With Infolio, you'll enjoy the absolute certainty and security that comes from scrutinising all tenants to make sure they value your property as much as you do. What's more, we take great pride in maintaining a vacancy rate of less than 1% with average tenant occupancies of two years.

THE PEOPLE AND RESOURCES TO BETTER MANAGE YOUR PROPERTY

Because we're based right here in Melbourne, and specialise only in property management, our people are more in tune with local market conditions and how competitive the rental space can be. Your property will be managed by a highly skilled, tight-knit team of specialists who better understand the needs of both landlords and tenants. We work collaboratively to deliver service that is more efficient and effective at every touch point. And we give you round-the-clock access to this expertise with online resources that ensure you always stay in the loop.

WHAT PUTS INFOLIO IN-FRONT?

It's what we do best

Being privately owned and totally independent means we're free to focus on what we love most – the Melbourne property market. Since opening in 2008 our aim has been to provide the very best insights and expertise in all property matters.

One step ahead

Our team live and breathe real estate. We make it our mission to stay up-to-date with current and emerging market trends, the every-changing nature of property legislation and the latest data and information that will benefit our clients.

360 degree service

Whatever you need, we'll take care of it. We collect rent, manage payments and provide condition reports including EOFY. We conduct regular rental reviews to reflect current market values. And we coordinate all maintenance and repairs with after-hours support for landlords and tenants.

Better results

The value of our knowledge and process is evident in the results we offer our clients. Our rental returns are above the market average. Our vacancy rates are less than 1%. Our tenant occupancies average around 2 years. And our properties are leased 12 days faster than the market average.

STAY CONNECTED ONLINE

Our integrated client portal gives you 24-hour online access to your property manager and enables you to view and download financial statements, including past income, expenditure and monthly rental statements. You'll also have access to all legal documents, authorities, lease agreement, condition and routine inspection reports, and property photos.

TEAMING WITH EXPERTISE

With the Infolio Property Management team you gain access to highly skilled professionals who are leaders in their field. Their combined effort means better results and stronger support every step of the way.

New Business Manager

Your New Business Manager is your first point of contact. They'll welcome you to Infolio and begin the relationship by making sure you know everything you need to know about us.

Leasing Manager

To ensure the best possible applicants, your Leasing Manager will advertise, market, open your property, then meet, screen and interview all applicants. Afterwards they'll report back to you with feedback, and offer advice for your consideration.

Senior Property Manager

Your Service Property Manager is your set of eyes from entry to exit, responsible for all inspections, handling of maintenance and of course maintaining a happy tenancy.

IT'S ALL PART OF THE SERVICE

Realistic and honest appraisal of what level of rental and tenant your property can attract. Our experience enables us to better realise the local benefits your property offers such as schools, public transport, parks and other appealing criteria.

- Professional real estate photography at exceptionally competitive rates to market your property in the best possible light.
- Advice on the best marketing strategy to create an integrated mix of media to ensure maximum exposure.
- Co-ordinate flexible times for people to view your property to secure the best possible price through better exposure.
- Provide independent and informed advice on presentation to ensure your property returns an optimum rental yield.

SERVICE OPTIONS

- ★ Full service We will advertise, lease and manage your investment property.
- 🔑 Take over We take over from an existing agent, where the property already has a tenant.
- 🔍 Letting only We will find a tenant for you, but you choose to manage the property.

FEES

Our professional fees are customised to your brief and are made up of an initial letting fee, on-going property management fee and advertising fee.

ADDITIONAL CLIENT SUPPORT

As a client, you'll also have access to a range of property advice and advocacy services including buying, selling and renovation consultation. We also provide you with a number of resources to help you stay informed and abreast of all things property related.

- Infolio's signature newsletter, 'Be Informed' comes packed with valuable market research and relevant trending topics.
- Regular updates on market trends, legislation changes, financial products and more.
- Annual property health checks available to all landlords.
- Access to our exclusive database of industry leading brokers, planners and accountants all selected on their credentials rather than through referral fees.

SEE FOR YOURSELF

We would love you to discover for yourself the many advantages of having Infolio manage your property. For a free, no obligation 45-minute consultation visit infolio.com.au or call (03) 9690 0888.

“People with a real passion for property.”



infolio

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