

Property Management



A Specialist Property Manager can really Make a Difference!

COMPLETE PEACE OF MIND

Imagine having your property looked after so well and reliably that you just don't have to think about it. That's the service that can only be delivered by a true specialist and why so many people have chosen Cooper Real Estate Property Managers.

ONGOING COMMUNICATION

The number one complaint from clients across the property management industry is that they're not adequately informed about their rental property. We know that an informed owner is a happy owner and that clear, regular communication is vital in any business relationship. We place a special emphasis on ensuring your property manager consults with you and keeps you informed. Great service is what we're all about.

FAMILIAR FACE

Finding a stable and reliable property manager is hard at the best of times as it can be a demanding job. At Cooper Real Estate, we look after our people and have a loyal and experienced team you can trust to assist you and take responsibility for your property's successful management. You won't be treated like a number and you won't have to worry about having a new property manager answer the phone each time you call.

As a client of Cooper Real Estate you will have access to a wealth of knowledge on investment property and the local rental market.

We will meet all your property investment needs including:

- ✓ Feedback and assistance with new investment purchases
- ✓ Advice on what's happening in the rental market
- ✓ Organising valuations and depreciation schedules
- ✓ Giving you up-to-date rent appraisals
- ✓ Advice & assistance with the sale of your rental property
- ✓ Advice on which improvements to your property may strengthen your investment return

CUTTING EDGE TECHNOLOGY

At Cooper Real Estate we've invested in technology that makes our job easier, and saves you time, money and hassles. Our automatic web-based rent payment system has almost eliminated tenants getting behind on rent.

Our online owner's portal allows you to access information about your property 24/7 just like internet banking.

UP WITH THE TIMES

We even digitally archive all paperwork and documents so that we can easily email or post you any document, invoice or statement you need, when you need it.

**No more poor service,
inexperienced and
understaffed management,
it's a thing of the past.**

**Receive 3 MONTHS FREE*
management services when
you transfer your property to
Cooper Real Estate.**

Phone or Email us today.

*conditions apply.

WHY CHOOSE COOPER REAL ESTATE?

- ✓ The responsibility of looking after your property will be taken very seriously and we are committed to keeping you completely informed about all aspects of your rental property.
- ✓ The most dependable tradespeople will be used to ensure the highest quality maintenance work is done at VIP rates, keeping as much of your money in your pocket as possible.
- ✓ You can have your entire property portfolio looked after under one roof because we cover the Western Suburbs and Inner City. It will be easier for you having one point of contact for all your rental properties.
- ✓ You'll get the very best tenants, not just the easiest option or the first tenant who wishes to move in
- ✓ Your tenants will be looked after, so in return, they will look after your property.
- ✓ Our depth of experience, and the fact that renting a property is all we do, will result in a hassle-free rental property generating a better return for you.

PROACTIVE PARTICIPATION

Being proactive means we can often prevent issues before they surface. Whether it's ensuring your tenants don't get behind on rent, that maintenance issues are followed through reliably, or that routine visits and condition reports are done thoroughly and on time every time - a proactive property manager means fewer issues and less costs for you to worry about.

OUR PROMISES TO YOU

As the specialists in residential property management, our promises to you are:

- ✓ You will achieve the very best rent in the market for your property
- ✓ No-one will achieve a lower vacancy rate for your property than us
- ✓ Only the very best tenants will be selected to rent your property
- ✓ We'll keep you informed and up-to-date every step of the way

284 High Street Melton
www.cooperre.com

Phone 9747 9111
rentals@cooperrealestate.com