

THE PROPERTY MANAGEMENT LEADERS

Your Investment Property Partner
Sales and Rentals

4/99 Musgrave Rd, Red Hill, QLD, 4059
info@reidrealestate.com.au
P: 07 3367 1866
F: 07 3367 2666
www.reidrealestate.com.au



REID
REAL ESTATE

“ Our Employee vs Property ratio is high, ensuring the best possible service & outcomes for you. ”

COMPANY

Reid Real Estate is a residential property management and property sales company, focusing on Brisbane's suburbs. Established in January 2004 with the vision to create a boutique and specialised property business, combining a wealth of knowledge and over 32 years of experience, to deliver outstanding personalised results to our landlords.

WHAT WE DO

Reid Real Estate's success has come from a total dedication to serving the owners needs and ensuring the best outcome is achieved.

- Maximise your Return
- Choose the Right Tenants
- Minimise Vacancy Rates
- Twice yearly Inspections
- Outstanding Marketing
- Personalised Service
- Maintenance Management
- Advice & Market reviews
- Eliminate Land Lord Overheads



Investment Success

Reid Real Estate recognise that your property is of great value, so we trust you take comfort in the fact that when you deal with Reid Real Estate you deal directly with the licensee and owners of the business. We have a vested interest in the success of your investments and take that responsibility very seriously.

Dedicated Specialist Team

We have a small, dedicated team managing all aspects of our rental properties. Your team starts with the licensee and owner of the business, Karen Reid. Karen is supported by 2 experienced property managers, a specialised property inspector and support staff. Our employee vs property ratio is high, ensuring the best possible service and outcomes for you.

The Right Tenants

Our tenant success is impeccable and comes down to choosing the best people to call your property a home. Our background checks are based on a proven process, refined over the years. We adhere to this rigorous process for each and every tenant, minimising any risk to you.

“ 5 Star Online Reviews
on TureLocal & Google ”

THE PROPERTY MANAGEMENT SERVICE

Services	Included/Fee
6 Monthly Routine Inspections	✓
Exit & Entry Condition Report	✓
Internet Advertising	✓
For Rent Sign Advertising	✓
Professional Photos	✓
Monthly Statement	✓
End of Financial Year Statement	✓
Access to Your Portfolio Online	✓
Negotiation / Renewal Fee	✓
Insurance Claim Processing	✓
Maintenance Management	✓
Value Added Services	✓
Competitive Rates	✓
Furnished Home / Apartments	✓
Annual Sales Appraisal	✓
Bills Payment eg. Rates, Insurance, etc	✓ (on request)
Mid Month Payments / Statements	✓ (on request)
Print Media / Courier Mail Advertising	Charged At Cost
Letting Fee (New Tenants Only)	1 Weeks Rent + GST
Mediation / Tribunal Hearings	\$100 / Hour

Reid Real Estate Property Management offers a boutique, personalised experience for landlords. As set out in our company vision, we have a small, dedicated team managing all aspects of our rental properties. When you deal with Reid Real Estate, you deal with the licensee and owner of the business, Karen Reid. Karen is supported by a specialised team including two property managers, an experienced property inspector and support staff. Our employee vs property ratio very is high, ensuring the best possible service and outcomes for you. Our focus is to maximise your return on investment, carefully pick the right tenants to minimise risk, actively report on your property condition, advise on maintenance areas, manage repairs/improvements cost effectively and eliminate the overheads for the landlord.

Maximise your Investment Property Return:

Maximising return is a mixture of components. We regularly review and advise on rent increases to ensure your rent remains at market rates, with a focus on retaining tenants so that there is minimal, if any vacancies.

Choosing the Right Tenants:

Our tenant success is impeccable and comes down to choosing the best people to call your property a home. Our background checks are based on a proven process, refined over the years. We adhere to this rigorous process for each and every tenant, minimising any risk to you.

Minimise Vacancy Rates:

Reid Real Estate engages regularly with our tenants, ensuring we proactively renew leases or prepare in advance for their departure. If the tenant is departing we advertise early and provide inspections to source new tenants. Our goal is to align the start date to coincide as close as possible to the departure date, minimising any lost revenue.

Inspections/Maintenance:

Our experienced, dedicated property inspector visits your property twice a year, conducting a detailed review of your investment. At these inspections we report on many factors, including how the tenants are treating your property, any proactive maintenance we believe is worthwhile along with many other points. The report is documented and emailed to you for your review and records. If there are items that need to be attended to, your property manager will be in touch with suggestions. If requested, Reid Real Estate also recommends and manages other certified inspections on your behalf, such as pest control, fire detector, pool maintenance etc. We also source up to three quotes for any maintenance from our trusted network of tradesmen.

Eliminate Landlord Overheads:

Other than our proactive communication and your rental income, our goal is to get to a point where you forget you own an investment property. On top of the typical property management services, we can manage insurance payments, rates payments, tenant altercations, court cases, revamps etc.



Make us your property manager and receive a FREE iPad



KAREN REID

Principal Licensee & Business Owner

Karen has had a highly successful career as a leading Real Estate Professional for over 32 years. She heads up the Sales and Property Management team as well as general office management. Karen's success is derived from a total dedication and commitment to serving owners and always ensuring the best outcome is achieved. Her experience in building and managing Real Estate businesses has resulted in excellent performance and consistency throughout a broad range of markets. Karen looks forward to having the opportunity to work for you on your property investment needs.

A TOTAL DEDICATION TO SERVING THE OWNER'S NEEDS

4/99 Musgrave Rd, Red Hill, QLD, 4059

info@reidrealestate.com.au

P: 07 3367 1866

F: 07 3367 2666

www.reidrealestate.com.au