



IN SHORT.....

- ◇ Interest rates are at an all time LOW so SELL SELL SELL
- ◇ With great tax breaks for investors, building a portfolio is a stable investment.
- ◇ Owner's have taught us that there are RESPONSIBLE tenants with pets out there who prefer long term commitments.
- ◇ PLEASE PLEASE PLEASE check up on your Building's Insurance Policy to ensure up to date coverage and adequate value for your Property.



We would like to wish all Clients, Investors and Tenants a happy, safe and enjoyable Easter Holiday.

Warmest Regards

V L Property Partners

Time is flying by. There are now only 3 months left in this financial year, not long to organise a Tax Depreciation package for your Investment properties. With interest rates lower than ever, now is the perfect time to add to your Investment Property Portfolio, and although the market has softened a little, plenty of great tenants are still out there looking for clean, fairly priced homes in all of Perth's suburbs. Advertising content is crucial to attract prospective tenants and minimise vacant periods, but most importantly, securing the right people for your property means that your Property Management Team is available to show vacant properties AFTER office hours when people have finished work. Our willingness to show Tenants vacant Properties after hours and at Weekends is just one of the reasons that

V L Property Partners are a cut above the rest!

REIWA REAL FACTS

Week ending 26 March 2014. Real Facts is also available on REIWA's iPhone app.

PROPERTY SALES FOR PERTH

| Last Week | | | |
|---------------------|-------|------|-------|
| House | Units | Land | Total |
| 659 | 167 | 72 | 898 |
| 4 weeks ago | | | 914 |
| Same week last year | | | 974 |

TOP SELLING SUBARBS

| North of River | South of River | | |
|----------------|----------------|----------|----|
| Dianella | 12 | Como | 14 |
| Landsdale | 11 | Baldivis | 13 |
| Scarborough | 11 | Gosnells | 13 |

PROPERTY LISTED FOR PERTH

Sales

| Last Week | | | |
|---------------------|-------|-------|--------|
| House | Units | Land | Total |
| 6,691 | 2,022 | 1,338 | 10,051 |
| 4 weeks ago | | | 9,207 |
| Same week last year | | | 8,467 |

Rentals

| | |
|---------------------|-------|
| | 4,965 |
| 4 weeks ago | 4,982 |
| Same week last year | 3,157 |

Median Rent: \$460 p/wk
Vacancy Rate: 4.1%

Source: www.reiwa.com.au

THINKING OF SELLING???

Dear Clients,

REIWA statistics from 2008 showed over 18,000 properties for sale in Perth... a bad time to sell. By June 2012 there were 13,291 properties for sale... slowly improving but not much better. Now in 2014 there are 10,051 properties for sale in Perth. This means that combined with the historically low interest rates available, families wishing to upgrade or downsize are in the enviable position of being able to achieve a great price for their Property. One major reason for this is the first home buyers entering into home ownership. This group of purchasers have had a great impact for sometime now, resulting in a large reduction of the properties available today.

We can't predict the future, but right now we know that market forces are in the Sellers favour. How long these circumstances last is in the lap of the Gods, so it does feel that the time to SELL IS NOW.

We at V L Property Partners pride ourselves on our regular personal contact with all our Clients, Investors and Tenants. Our goal is to keep your best interests at heart at all times.

With selling in mind we are pleased to Introduce our newest staff edition

Lauren Thumwood

Who is looking forward to the additional **commitment** to property sales. So please do not hesitate to contact our office if you would like up to date information on the Current Market Value of your home or Investment property. Our knowledge and expertise in the Real Estate Market is our **FREE** service to our **VALUED** clients.