

Personalised Property Report



PROSPA REALTY

“Your Key to Property Success”

Feige & Cassar Property Group Pty Ltd
7/26-28 Nestor Dr, Meadowbrook Qld 4131
www.prosparealty.com.au

Residential & Commercial Agency

Inspired - Unique - Dedicated

~ Dear Client **CL14132** ~

Meet Your Team @Prospa Realty

Family Owned & Operated - Team Prospa Realty have seen, experienced, advised, maintained, renovated, sold, leased and managed properties for clients since 2001. Our Unique understanding of the Real Estate Industry and being a member of REIQ- attending industry seminars and engaging with Real Estate Influencers elevates our Team to the next level! The Prospa Realty Team are local professionals committed to providing First Class, Full Service Sales & Property Management Services!

MEET ANGELA CASSAR –

Principal Agent



"I Love all aspects of Real Estate! I have personally worked for nationally recognised franchises & boutique agencies as Property Manager, Sales Agent, BDM, Asset Manager & Buyers Agent in Logan City since 2001 - with my vast knowledge, wealth of experience & passion for property - I look forward to assisting you on making Your Property Journey a Success!"

MEET STEVE CASSAR –

Executive Agent & Wealth Strategist



"I help Clients – Home Owners & Investors alike see, acquire & release the "potential" in their property portfolio. Working with Owners, Tenants, Building Developers & Insurance Companies since 2003 - with my knowledge of Properties & Asset Wealth Strategies I can advise & assist you on your journey today & into the future!"

M: Angela – 0484 2883 247

E: angela@prosparealty.com.au

M: Steve – 0429 009 887

E: teamprospa@prosparealty.com.au

Sales – Leasing – Buyers Agent

Recommended Sales Price / Strategy

We would be glad to bring your property to the market & showcase it to prospective purchasers as there are interested buyers purchasing at the moment in the \$520,000 to \$550,000 range in the local area.

~ Comparable Sale Properties ~

16 Clayton Court, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 502m2 Block

For Sale Since 30 January 2023 – Submit Offers

Note - (similar house on same size size block.)



5 Wisdom Way, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 530m2 Block

For Sale Since 09 September 2022 – Offers Over \$559,000

Note - (slightly larger house, similar inclusions on a larger size block.)



12 Clayton Court, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 502m2 Block

Sold 02 December 2022 - \$537,000

Note - (similar house on same size size block.)



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Prospa Realty Sales Commission Offer – 2.2% Inc GST of actual sale price.

Advertising on Real Estate. com.au – Australia's No1 preferred property platform.

Highlight Property 45 Days – Priority positioning for your property, appearing above Feature & Standard ads, with larger photos. Included in commission.

For Sale Sign - Prospa Realty In House Signage on Site – included in commission.

Open2View Package

Professional photography – showcasing your property, surrounding area & lifestyle.
Floor & Site Plans.

Included in commission.

<https://open2viewqld.com.au/services/real-estate-photography/>

Print Media – Brochures & Flyers – included in commission.

Prospa Realty Website & Social Media Marketing – included in commission.

Buyer Database - Email, Text & Calls to Alert of New Listing to Prospa Realty's Buyer Database – included in commission.

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Recommended Rental Price / Strategy – \$530.00 to \$550.00 per week

~ Comparable Rental Properties ~

12 Clayton Court, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 502m2 Block

Leased 24/01/2023 - \$540.00 per week

Note - (similar house on same size size block.)



8 Webcke Avenue, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 599m2 Block

Available Now - \$530.00 per week

Note - (similar size house, similar inclusions on larger size block.)



27 Serenity Court, Crestmead Qld 4132

4 Bed 2 Bath 2 Car lowset house on 560m2 Block

Available 17 April 2023 - \$550.00 per week

Note - (slightly larger size house, similar inclusions on similar size block.)



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Prospra Realty Property Management Offer.

Fee Schedule

Prospra Realty are proud to offer their valued investors:

Full-Service Property Management at Competitive Rate + Investor Incentives.

SERVICE	FEE	INFO
Management Fee	\$2,431.00	Per Annum – Fixed Fee, regardless of rental return amount.
<p>February to June 2023 New Management Special – Discounted management fee – 12 weeks free (per annum) Saving you \$561.00 = (\$2431.00 - \$561.00 = <u>\$1870.00 per annum</u>) * Terms & Conditions apply.</p>		
Onboarding Service	Included	Bringing your property onboard. Including transfer / collection from another agent if required.
Title Search	Included	Conducted at initial sign up of management.
Owner Online Portal Access	Included	Innovative Online Access : Efficient access to your property information 24/7 - including statements, tenancy details, rent collection, inspection reports + the status of maintenance requests.
Administration Fee	Included	No Monthly "Admin / Postage & Petties" Fees!
Routine Quarterly Inspections	Included	Detailed Reports including Photos.

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Invoicing & Payment Processing	Included	If applicable: Invoicing tenants for outgoings. Arranging payments for expenses ie – Rates, Invoices etc.
Disbursements & EOFY Statements	Included	Easily accessible 24/7 via the owner online portal. Mid & End of Month disbursements.
General Maintenance	Included	Efficient & easily assessable for all parties – Owner, Tenant, Contractors & Agent via the online portal.
Additional Maintenance	\$35 per hour	IE – Liaising / Managing Contractors for Renovations, Refurbishments / Insurance Work etc.
Letting Fee	1 weeks rent + GST	<u>Including:</u> <ul style="list-style-type: none"> • Online Advertising, Real Estate.com.au • Prospa Realty FOR RENT Sign Board, • Inspections & Application Processing, • TICA Search's on preferred applications, • Lease Sign Up, • Detailed Entry Report.
Lease Renewals	\$25.00 per renewal	Includes Current Market Analysis.
Mediation / QCAT / Tribunal	\$55 per hour	RTA Dispute Resolution Process / Mediation & QCAT / Tribunal. Plus, lodgment fees, car parking fees at cost.

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PROSPA REALTY OWNER Bonus Incentives –

FREE Site Safety Risk Assessment. ~~Value \$220.00~~

Prospa Realty Care about your Investment Property & Upon Commencement of Management our Experienced Asset Maintenance Team will arrange to attend your property to conduct a Visual Inspection to assist in ensuring that your property is Safe, Risk Free, Up to date with Legislation, any Maintenance Issues identified & in Good Tenatable Condition.

FREE Asset Wealth Potential Growth Assessment. ~~Value \$275.00~~

Prospa Realty professional assessment of your property to identify any areas where you can potentially add more value/tenatable income to your asset or make your investment property more desirable to attract more quality tenants.

FREE Annual General Pest Control ~~Value \$265.00~~

Internal & External Treatment (excluding roof cavity)

General Cockroaches, Spiders & Silverfish.

* Terms & Conditions apply.

* Terms & Conditions –

Free Annual General Pest Control – to be conducted within first 30 days of management to assist property is pest free during the management & assess the tenants living conditions – report if living conditions are conducive of pest activity.

Property management fees are payable at the mid & end of each month, less any discounts that apply.

The property management period is 12 months, if management is less than 12 months then the discounted management fee & free annual general pest control offer do not apply & are payable in full by the client upon processing of management finalisation.

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