

**atlantic**

**real estate Pty. Ltd.**

*“Looking After Your Best Asset”*

**07 3282 0954**



## ABOUT US

Atlantic is a Professional Property Management Company owned and managed by the Garner Family since 1983. Josephine Garner is the Licensee / Director and believes that a hands on approach, professional well trained staff and communication with a 24/7 approach to her business has been her success story in achieving 35 years of service to Landlords all over Queensland.



**Josephine Garner**

Property Managers are all well aware of our duty of care to our Landlords and tenants and believe in offering you the best possible service. We understand the value of your investment property and strive to take care of it as if it was our own.

Atlantic Property Management serve their Landlords best by staying educated and using qualified professionals to manage your valued investment properties.

Our Landlords appreciate the regular feedback and contact, personal service and attention to detail.

We take the worry out of property management for you with strict criteria when renting your valued asset to tenants.

As a Landlord you need to ensure that your home is protected with Landlord insurance, smoke alarms serviced, pool certifications and a current tenant lease. We at Atlantic Real Estate will do all this for you.

A blue ink handwritten signature of Josephine Garner, written in a cursive style.

## OUR PHILOSOPHY IS SIMPLE

To look after your valued investment as if it was our own. This means always selecting the best quality tenants, ensuring that your property is maintained in excellent condition. Providing you with prompt, personalised service at all times. You receive personal attention from experienced qualified property managers and accounting staff.

## OUR PLEDGE TO YOU

- To provide you a Professional and Friendly specialist service
- To take a personal interest in your Property and Tenant
- To care for you and your valued investment
- To keep you informed
- To find a quality tenant in a speedy manner
- To give you the professional service you deserve



# Not happy with your current management?

## MAKING THE "SWITCH" IS EASY

**Switching** from your current Property Management Company to **Atlantic Real Estate Property Management** is easy and will not incur any additional cost or stress to you.

Contact Josephine Garner 0411 729 656, who will assist you in making the switch. It is easy, call now and we will take care of the rest.

Our goal is to maximize your return on your investment. We do not believe collecting your rent is managing your property. It is about maximizing your return and protecting your asset.

Our Property Management team will conduct thorough regular property inspections, detailing the condition of your home, and guide you on how to maintain the property in a manner that will maximize your rental return and the long term value of your asset.

We have a team of experienced experts who will assess the current rental market and provide you with an analysis of the highest potential market rental for your property. We also won't over value your property in an attempt to win your business. You will receive a market appraisal to ensure you are fully informed of the market.



## ✓ JUST LOOK AT WHAT WE WE OFFER

- Actively promote and market your investment property through 8 internet sites and local newspapers
- Attend the property with all prospective tenants
- Complete comprehensive tenant checks to secure quality occupants
- Discuss with you, tenant applications for approval
- Complete entry and exit reports each time a tenant moves in or out
- Regular Routine Inspections with a written report forwarded to you
- Complete General Tenancy Agreements with special conditions
- Ensure rental payments are received from your tenant on time
- Insurance claims
- BSA matters
- Invoice for water consumption/collect payment
- Attend to all maintenance and warranties
- Use only qualified trades for all maintenance requests
- Communicate with you regarding maintenance issues
- Liaise with builders from handover of new properties
- Liaise with you regarding the renewal of lease with the current tenant
- Liaise with you for rental increases keeping your property up to date with market rental
- Disburse your funds mid month and end of month direct into your account - saving you interest on your mortgage
- End of Month Statements by email
- End of Year Financial Statement for ease of tax returns
- Regular Newsletters
- Friendly Professional Service

And more....



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*Your Future  
Your Decision*

*35 years serving the Real Estate Industry*