

July 2020 Newsletter

Dear Owners,

What a year! It's a tough year for everyone, but we will get through this together.

The complex has been improved a lot within the last 12 months. We have upgraded the front entry garden bed and painting the front gate. New gate has been built last week and we are waiting to get footpath and street light install within the next couple weeks.



What is happening in the market?

Sold unit 1 for \$294k within 6 weeks.

Unit 14 was just under contract within three weeks on the market. 21 groups went through and we got 3 offers.

Obviously, buyers like the setup of our complex, security, lots of green area plus easy access to Harbour Town. I am proud of the gate project which brings value of our complex.

Rental Market

Rental market comes back from cold to hot again.

Unit 27 two bed two bath with recent new renovation done 5 years ago, we had 11 groups in for first open home and three good applicants. It leased for \$370 a week.

Unit 47 three bed two bath with one-year old carpet leased for \$395 at first open home as well. No gap between tenancy change over which is good.

The rental demand is still strong within that \$400 rental price arrange.

Bathroom leak ongoing

We are doing three-bathroom renovation at the same time this month. One of them is leaking very bad and other two haven't been leaking yet but owner decides to go ahead to save the repair cost for kitchen ceiling in the future.

The turn around for bathroom renovation is about three weeks.

I wish everyone have another wonderful and safe 2020-2021 financial year!

If you have any questions, please give me a call to discuss further.

Thank you.

Jerry Zhang