

Dec 2020 Newsletter

Dear Owners,

This has been a very strange and challenging year for most ! My family and I would like to take this opportunity to thank each and every one of you for your continued support. I would like to wish you all well for the Holidays and all the best wishes for 2021.



What is happening in the market?

Unit 9 was sold for \$288k off market with everything original on 9th Nov. The investor just spent over \$30k to renovate the place and rented it out for \$450 a week before Christmas.

Unit 87 contract went unconditional this week and sold for \$332k. Seller is doing a good job on the renovation, spent over \$30k as well and sold within a week on the market.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-135051294>



Unit 86 had lots of enquiries with brand new bathroom and it has got two offers and it was under contract.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-134928650>

Over 15 inquiries toward those two new listings for the first two weeks, quick sale good result. More buyers are in waiting list. Good news for our community and we are doing alright.

Crazy Rental Market

Rental market has been increased sharply in December. We have got over 25 groups of people inspect unit 10 on first open home. Current tenant is paying \$395 a week and we rented it out for \$420 a week. I have received over 10 applications within 24 hours.

I convinced owner from unit 18 to do a renovation straight away on 11th Dec. with new paint and floor, changing the vanity in main bathroom and kitchen sink, rent jumped from \$375 to \$420 a week. We did renovation within 10 days and tenant moved in on 24th Dec.

Renovation on going

We have done couple units in November and December.

We can turn around to replace a kitchen stone bench top within a week.

We can replace main bathroom vanity within four days.

We can replace downstairs floor to vinyl plank for half day.



Tile around behind the new vanity, 4 days work, supply and install tiles and vanity for \$1500



Vinyl plank \$2100



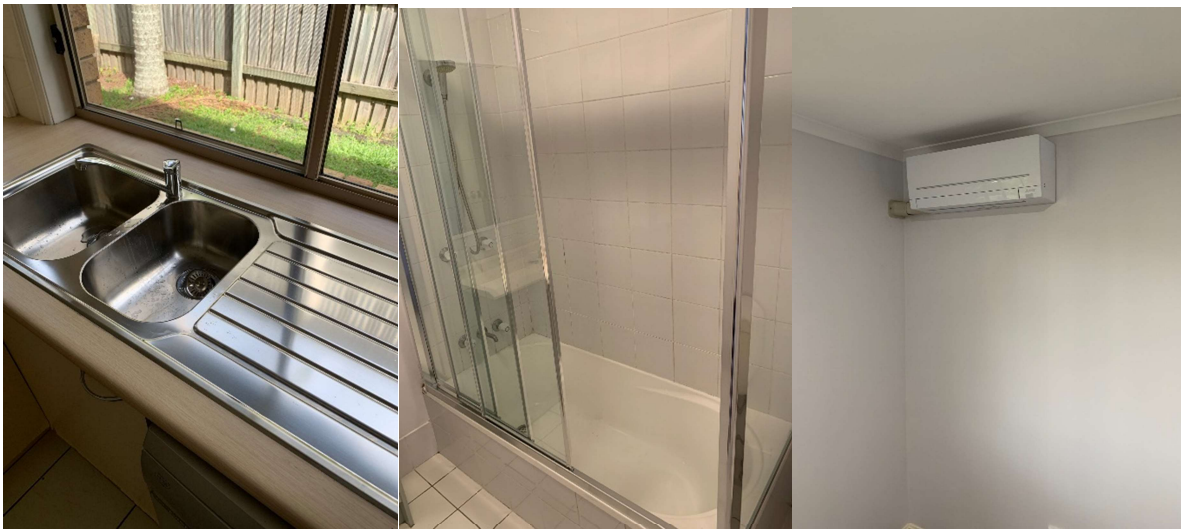
600 X 600 tiles through lounge not including kitchen

If it was carpet floor originally, \$2000 labour install only

HARBOUR TOWN
Villas
AJ BOYS PTY LTD



Install new kitchen stone bench top with splash back, including electrician disconnect and connect electrical stove for \$4000



\$440 with new sink and mixer new shower screen \$595 aircon in master room \$1495

We have got lots of options to improve your unit and get better rent. We can do quick turn around and save lots of money on your end.

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

Thank you.

Jerry Zhang