

SEVEN STEPS FOR YOUR PEACE OF MIND

SHEAD





AT SHEAD OUR ABSOLUTE COMMITMENT IS OUTSTANDING SERVICE. WE SAVE YOU TIME BY DEALING WITH DAY TO DAY ISSUES. WE DELIVERY ON OUR WORD, RIGHT DOWN TO THE LAST DETAIL. OUR TEAM ARE HONEST, RELIABLE AND HARDWORKING, ALL WORKING TO WARDS ONE GOAL - TO MINIMISE VACANCIES, MAXIMISE RETURNS AND TO PROVIDE THE HIGHEST LEVEL OF CUSTOMER SERVICE POSSIBLE.

ONE SUPERIOR PROPERTY MANAGEMENT

At Shead there's a good reason why we manage one of the area's largest rental portfolios – our service is second to none. As a locally owned and operated boutique business run by a hands-on Directors, we have been leading the way in local property management for close to 90 years. We combine good old fashioned personal care with a commitment to innovative real estate practices. We're renowned for our honesty and integrity and have established a respected brand based on these core principles. In essence, we provide complete peace of mind for our landlords, looking after your valued investment property as if it were our very own.

TWO MAXIMISING RETURN ON YOUR INVESTMENT

It's our job to make sure your hard-earned investment is achieving the maximum possible yield. As local market experts, we've got our finger firmly on the pulse, meaning we can provide an accurate appraisal of your property's true rental value. We conduct regular rental reviews to ensure we secure you the highest achievable return. Our vast experience means we can offer expert advice on how to maximise the potential of your investment. We know what repairs and renovations will be financially beneficial, how to best present your property and how to market it appropriately to ensure minimum vacancies. Your Property Manager will work with you to help realise your property's full potential.

THREE QUALITY ADVICE FROM OUR EXPERIENCED TEAM

We've put together a dedicated, highly trained team of property management professionals that our clients can depend on 100%. Experienced, results orientated and client focused, we never waver from our commitment to personal service. We understand how important it is to have one reliable point of contact that's constantly available to assist you. You'll be assigned a personal consultant who knows your property and your tenants. The depth and breadth of our market knowledge and our understanding of the intricacies of property management legislation means we can provide top quality advice. We're also experts in the professional, impartial liaison between owners and tenants, meaning any disputes are resolved quickly and fairly.

FOUR CAREFUL TENANT SELECTION

We know how important it is that you not only receive the maximum rental return, but that you're also comfortable with the tenants who'll be looking after your precious investment. We have a rigorous tenancy selection process to find the best possible calibre of tenant who really will respect your property as if it were their own. Candidates are fully reference checked, including current and previous rental history, agency references and employment circumstances. We work hard to forge relationships with our tenants, looking after them so that they'll care for your asset.

FIVE COST- EFFECTIVE MARKETING

Utilising a combination of different media including the internet, our database and signboards, we'll ensure that your property receives the broadest possible exposure to the right tenant. This ensures optimum rental returns and minimum vacancies. We've always got your bottom line in mind and we're careful to keep our marketing relevant and cost-effective. Our advanced, user friendly website is highly trafficked and provides one of the best sources of rental properties on the North shore, attracting both local and off-shore prospects. Our extensive database network of prospective tenants provides one of the most valuable marketing tools at our disposal. We also work closely with corporate and relocation agents, meaning we can often secure tenants with minimal change.

SIX REPAIRS AND MAINTENANCE

All repairs and maintenance are undertaken with minimum disruption to both you and your tenants. We have an excellent long-standing relationship with a team of tried and trusted maintenance staff who will attend to any issues rapidly, cost effectively and reliably. Tenants can liaise directly with us via our online Maintenance Request form, or via phone for emergency repairs. We'll get onto the problem immediately to ensure tenants are kept happy and comfortable and make sure your property is professionally cared for.

SEVEN HELPING YOU FIND YOUR NEXT INVESTMENT PROPERTY

If you're looking to extend your investment property portfolio, our sales team is here to help. We have an extensive variety of property for sale right across the North shore and across all price ranges. Any of our experienced and dedicated sales consultants will be more than happy to have a chat with you about your investment objectives. Using their expertise, extensive market knowledge and vast network, they can then set about finding the perfect property for your unique requirements.



