

Note to Self

11<sup>th</sup> April 2011

Dear Owners and Investors,

Today we had a special arrival at the office - flowers! Sadly there wasn't a card or who it was from. If you did send them and I have been rude and not thanked you for them, sorry! Ramon tried to take credit for them, but I guessed they weren't from him. It was such a lovely surprise, so who ever you are thank you.

I have a few more tenant stories for you.

The other Sunday, we were having a couch potato day watching old movies. There I am watching a fantastic James Garner movie when the dreaded tenant ring happens on my phone. It is a tenant that lives on the ground floor of a small complex we look after. He was calling for the tenant that lives directly above him. He had locked himself out, with his car keys and mobile in the unit. He thought he had left the sliding door open on the balcony so proceeded to climb up - only to find that he had locked all the doors. Easy getting up there, but not so easy to get down so instead call your property manager on a Sunday afternoon! I had visions of him trying to climb down and then fall - too much paperwork to deal with so I drove in. I actually did have an ulterior motive - Myer was having a sale and if I drove in real fast I could get a solid hours shopping in. So in the end the tenant gets unlocked without having to spend over \$100 on a locksmith and I get to spend \$200 on shopping - and I don't get to see the end of the movie!

Remember my tenant shuffle, well the guy that has all the tattoo's, missing teeth and wears no shoes (oh and he also owns two snakes) he moved into a block we own in the City. Ramon and I have been meaning to go around and get stuck into the gardens - it is on that list that never stops growing. He moved in there on Tuesday last week and was bored over the weekend. He has trimmed back all the trees, done the weeding, removed the vine from the back washing line, swept up all the pathways and given every one an ashtray and told them to use it and not leave their butts on the floor. He has put all the clipping on the front verge ready for us to take to the dump. It was a job I was dreading as there are lots of green ants - for any one that hasn't experienced a green ant attack boy are you missing something special. You want to run around like a mad man ripping clothes off and yelling. I have heard that if you bite their bottoms off they taste like lemons - haven't tried that one myself as yet.

Now that I have your attention I have two great properties for you to look at. The first one is a duplex I wrote about last newsletter. It went to auction last week and was passed in at \$250K as a vendors bid. It has been listed at \$310K but I would think it would go lower than this

<http://www.realestate.com.au/property-duplex+semi+detached-qld-bungalow-105996337> The photos will show it as being renovated, but this is only on one side. This has great potential to enclose and convert the garage to a third bedroom or extra living area, it is also on a great sized block close to the CBD.

The next is a bedsit at Scotsdale. The owners have just dropped the price to under \$100K to sell it. It currently rents for \$145 per week, and in a very financial body corporate.

Hope you are all happy and well.

Linda