

Note to Self

19th June 2011

Dear Owners and Investors,

I know three emails in a short period of time - any one would think that I have too much spare time on my hands. I have now taken on another role - Chief Facebook writer for Property Ladder Realty! For those that know me, you know this is a foreign thing and I have absolutely no idea on what to do, or actually the purpose. I have been told this is the way of the future so embrace it! Yesterday we did a home open at Redlynch so I took my laptop along with me. No laughing now Gen Y's and other computer geeks - it seriously took me 30 minutes to work out how to post something to the wall! My mission is to write something each and every day, so if you want to "follow me" on Facebook please send me an invite (I think that is what I am supposed to ask for). I will still be doing the newsletters and these Note to Self as there are some things you can't share with every one!

The rental market is still very strange. There are some properties that move before they are vacant, and others that just won't shift and absolutely no enquiries. I even had one person from Darwin pay three months in advance on a unit at \$290 per week just so they could secure it! Incredibly the higher the property the easier it is to rent at the moment - the budget stuff is really difficult. As the economy gets better this will improve for investors and finally we will be able to start increasing the rents. I have been saying it all along, that Cairns is going to boom with the rents and as a group of investors we are in a good position. There are no more budget styled units and if they are filling now, we will be able to increase the rents as it gets tighter.

The Cairns Post reported this exact thing in yesterday's paper.

http://www.cairns.com.au/article/2011/06/18/170021_local-news.html

We now just have to sit and wait for it to happen. Each time I look at the rents we are getting at Spence Street, Grafton Street and Sheridan Street I cringe, especially when I compare them to what we were getting! I will say things are better now than what they were this time last year, lets hope they continue to improve.

I am still having issues with my emails. If you do send me an email and it bounces, can you please forward that report to propertyladder@activ8.net.au as this will get to me.

On Monday we are taking a day off - yes you heard it right! I figure if a girl can't take the day off and go to lunch and get her nails done on her birthday, then she never will take a day off! I never thought I would be where I am today, not in a million years. It has been hard work, long hours, a debt the size of a small nation and lots of sacrifice but let me tell you I wouldn't swap it for the world. It is only when I talk to someone new that I realise just how much stuff I know about - ah that secretary with the posh outfits is a lifetime ago! If you thought the day off included a sleep in, someone is making me go to a pre settlement inspection at 10am, but as it is his birthday as well I will break the day off rule just for a bit. Not too sure about the 10am bit, will have to set a few alarms just to be sure I make it in time!

Hope you are all happy and well.

Linda Tuck