

Note to Self

28th August 2011

Dear Owners and Investors,

Do you remember the movie that Bruce Willis was in, and the catch line was "I see dead people"? I was sitting in my office the other day with a new tenant, when a thought popped into my head and I had to bite my lip so I wouldn't laugh. My catch line is "I collect old people!" and sitting there in front of me is my next addition. If you think I am kidding –

John - lovely old bloke about 75 years old who lives at Palm Trees. Has a tendency to lock himself out a fair bit.

Alan - my new addition at 78 years and is quite a character, been an Ambulance person for 25 years.

Gerry - from memory 74, chain smoker but incredibly clean and always has the place smelling so lovely

Patricia - the lovely old dear who is 68 and we have moved twice so far. Think she will be very happy at Edge Hill.

John - he is the spring chicken of the batch at just over 60.

Colin - The drunk Scottish man who I can't understand a single word he says - and that is when he is sober. Keeps his place super clean and a quiet drunk.

Hazel - lovely dear who can talk even more than Ramon. She makes pickled onions and has the best desert rose I have ever seen. If I have to go and see her, I book out the afternoon as it takes me that long to get out.

Cranky Beryl - I don't even want to know how old she is, but underneath the crankiness she is alright

Sylvia - she is the one we have the trouble with the dog poop

Colleen - would have to be close to 70, and nuttier than a fruit cake

Ron - at 74, he is the jewel in my collection. He looks after our dogs, and costs us an absolute fortune.

What is sad is that all of them have worked all their lives, paid their taxes and in their twilight years are living in basic rental accommodation.

When a new tenant moves in I give them the run down. I tell them that if they play up, I can guarantee that within a few days I will know about it, and I won't be happy. I am sure they all roll their eyes and think, yeah sure! When we bought Sheridan Street 8 years ago, there was a couple in the back unit with a young girl called Tanya. The Mum is aboriginal and the partner is a lovely white guy who has taken Tanya on as his own. Initially we just left them in place paying cheap rent as we had all the other units to renovate and upgrade.

Over this time I got to know Tanya fairly well. We had one of the tenants below make a classic comment on the Mum. She got pretty drunk and went off at the partner. The people who were travellers from Europe said "I didn't realise you could get the word @#%^ into a sentence that many times!"

The family moved on, and I have kept in touch with Tanya. Her Mum went to live in Ingham where the drinking has continued. She moved in with the partner and he continued to raise her. She finished Year 12 and now has a boyfriend. They asked me for a place so I let them move into a bedsit initially but still gave them the speech. They have been there for about three months and they have been no bother - until yesterday.

I got a call from one of the neighbours - not one of mine to say they had been playing up. I have had to deal with this tenant before, and without sounding awful - some people just shouldn't live in a community environment. With 39 units in a small area, you have to expect some noise. I called my tenant who lives just next door and he confirmed it was a once off, and it happened on Friday night. He also told me that Tanya was trying to get them to move on and was very upset about it all.

Next call was to Tanya herself with my opening line being "Do you have something you need to tell me?" She let it all spill - there were people that came around that she told to respect her and her house, but they didn't. She asked them to leave but they wouldn't and she knew she was in trouble. I went on to do my tough property manager impersonation and told her the consequences.

I knew she was upset, so I went on to ask her how her Mum was - that is when she let it drop that it was her that had come around. She didn't even have to tell me that she was drunk as I knew that would be the case. Fortunately she has gone back to Ingham and that should be the last of the problems. She is a lovely girl, and I hope she makes something of her life. At least she has some where that is hers to call home and start her life.

Attached is a flyer that I still have to get my guru to proof, but I thought I would send it on now. We are going to start a new Book Club. Below is the basic information. If you are thinking of investing, then know everything there is to know about it and make the right decisions. That is it for today. The August newsletter should be in your inbox on Monday. Hope all is well in your world.

Linda Tuck

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