

Note to Self

11th January 2012

Dear Owners and Investors,

Life as a property manager is never ever dull. I know that I have a great network, when I get no just one but two phones from Scotsdale Apartments to say a car has just crashed into the brick letter boxes. I then get a phone call from the Police, and he is surprised I know about it and already have someone on the way to clean up the mess. Upside, we may get a new letter box and front fence out of it - and it won't go against our insurance history!! Well we can only hope.

There are days that I am surprised by some tenants. Recently we had the tenant that went to jail and his girlfriend took over the lease. I had a feeling that it could be an issue, and I was proven right. I persevered with her for the past two months but the hole just kept getting bigger and bigger. In the end she decided to leave - although that was about the same time I gave the Notice to Leave. That was on Friday and all weekend I have been wondering what she would leave the place like. I got the call to say it was all done on Monday and I have to tell you that I was so pleasantly surprised. The place was spotless in every aspect. Even better I had a prospective tenant wanting a two bedroom unit, so with three days of actual vacancy it will be rented for \$15 per week more.

Sometimes things fall into place, but not often since the GFC - oh but when they do it is such a nice feeling.

Hope all is well in your world.

Linda

PHOTO SCOTSDALE MAIL BOX CRASH