

Note to Self

6<sup>th</sup> September 2012

Dear Owners and Investors,

On the 9th July in my Note to Self I made a prediction. Here is the exact paragraph I wrote:

*For those of you that have been reading for a while, you will know Miss M the cleaner. She is back and I am making a prediction here - I will be writing in a month I told myself it would bite me. She is a lovely girl, and she is really trying but wow is she all over the place. She needed somewhere but the complication is that she has a dog. We had one of our Holden Street units come up, and it is perfect for her. She has taken it for now, but I just know it isn't going to work out long term - there are just too many things going on for it to work.*

I give you all permission to say "I told you so". As I predicted, she bit me. The rent was behind and I tried to call - nothing but straight to message bank. I left it for a few days and still no rent - now I started to get worried. Ramon and I drove over, all the curtains were closed but when you peered through with one eye closed you could see there was no furniture inside.

At this point in time I am cussing under my breath, Ramon is shaking his head and then the neighbour calls out that he saw her move out at the beginning of the week.

Why do people not do the right thing? The unit isn't cleaned, the keys haven't been returned and not even a phone call or text.

I could get upset, but fortunately the market is changing in our favour finally. I have done what is necessary to take the unit back and tonight I showed through a lovely lady that has applied for it. The upside for us as owners is that there is not damage, the bond will cover the rent and the market has moved. The original tenant was paying \$200 per week. The market when Miss M went in only was paying \$230 per week. We now have a good tenant at \$250 per week so we are happy. In a very short period of time our rent has increased by \$50 per week - oh and all of this will go onto the insurance increases.

In seven hours Ramon and I will be sitting on the plane to Perth. It is my Dad's 70th birthday and then we are off to Ho Chi Minh with my parents for 10 days. Unfortunately no cruise ship this time - just lots of shopping. We are heading over with empty bags, and hopefully they will have something that will fit a big white girl, with big feet! I am not a stick like those lovely Vietnamese girls. I am hoping they have lots of really high stiletto shoes that will fit as my collection needs to be added to.

I think I have covered everything that needs to be done whilst we are away, but if I have missed anything please let me know. The phone will be on until Sunday night, and I will be checking my emails every day.

Clinton will be available on his email [mono@plrealty.com.au](mailto:mono@plrealty.com.au) or on his mobile 0431 551 520.

It's going to be short one today as I haven't even taken down the suitcase from the cupboard yet!!!

Hope you are all happy and well in your world.

Linda