

The Rent Shop Ltd

Newsletter

June 2010

A Good News Budget

By all accounts the 2010 New Zealand Budget has been widely well received. The taxation reform was welcome and there were no surprises for property investors. The anticipated loss of depreciation on buildings was the most significant additional change and will be comfortably handled by most residential investors. Repairs and maintenance remain fully deductible.

With the pre-Budget uncertainty removed we now see the property market free to flow forward and be influenced by more familiar factors such as supply and demand, immigration and interest rates, with ongoing consideration of the global position. We foresee greater interest in higher rates of return and positive cash flow, from selective buyers, and the market being supported by across the board increases in residential rents!

GST to 15% - Deloitte has provided us with a GST Road Map to 15%. It is very interesting for all business people and property people with sales or purchases subject to GST. Email me at wjpa@therentshop.co.nz if you would like a copy.

Cheers!

Warwick J James - AREINZ
Principal

0% Management Fees

Thank you to the Landlords that referred new clients and more properties to us. To be eligible for 2 months' free rental management fees just refer a new property or a new landlord to The Rent Shop. For more info contact your property manager, Tom Grace tomg@therentshop.co.nz or Ben Thomson ben@therentshop.co.nz.

Email Address Wanted

Congratulations to all landlords now receiving their monthly statement by email. Every bit of carbon saving counts!

We are currently in the process of setting up all landlords to receive their monthly statements via email. For those who have not yet contacted us with their preferred email address please forward your updated contact details to your property manager or Tom or Ben as detailed above to receive your next statement by email.

We already have a number of email addresses in our system but as your statements contain sensitive information we want to ensure that they are being sent to the correct email address.

Bonus Offer! – If you elect to receive your statement via email you will go into the draw to win \$150 of Westfield shopping vouchers to be drawn 1st July 2010.

Metrowater Increase

Metrowater has announced an increase of 1.4% in its water charges from 1 July 2010. Tenants with separately metered water will be paying this increase.

Current Opportunities



Randwick Park, Manurewa, Manukau
Three-bedroom house currently tenanted at \$280 pw.
Popular area with strong rental demand.
For Sale at \$249,000



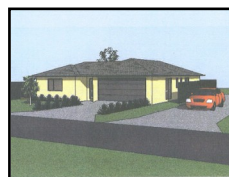
Peninsula Park Estate, Manukau
Near new four-bedroom two level family home in this upmarket location. Government-guaranteed rent for up to 15 years. No vacancy worries.
For sale at \$465,000



Clover Park, Flatbush, Manukau
Three-bedroom house in quiet setting with gardens. Popular area for tenants. Rented now at \$300 pw.
For sale at \$259,000



Favona, Manukau - brand new Two-bedroom duplex-style townhouse with Government-guaranteed rental for up to 35 years for residents aged 55 years plus... No vacancy worries.
SOLD for \$325,000



Henderson, West Auckland - brand new Four-bedroom house to be built. Two bathrooms. Double garage. Ideal for rental or for owner occupiers. 10% deposit. Balance at settlement
For sale at \$450,000

Contact our Investment Specialist

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