



Investors Report

February 2012



Rental Stress

A severe shortage of unfurnished rental properties is creating a rental crisis in Mudgee and Gulgong. Helen Woods of Professionals Mudgee said that heading into the New Year there were no vacant properties available to let.

With a major influx of workers associated with the new Ulan West mining project looking to settle in prior to the February start date things are looking dire.

An example of the market would be a property just recently sold to an investor was previously renting for \$280p.w. and with a little cosmetic touch has re-rented at \$380 p.w. – 14 prospective tenants submitted applications for the property.

Helen said that “in over 25 years of operating our business I have not ever seen such rapid growth in rents and with growth in population set to occur in the near future I am concerned that there will just not be the housing required to accommodate such growth”

“I don’t think that mining camps are the answer here either, most people moving to the area are doing so due to employment in the mines but Mudgee and Gulgong appeal because they are not your average mining towns, there are education, shopping, medical and entertainment options not available in most mining areas therefore they are more inclined to re-locate the whole family here.”

A major community focus is required to supply more investment properties to the market in order to arrest this sky high trend we are now experiencing.

We are asking locals to invest to help relieve continued pressure on housing and capitalise on returns that have not been available in Mudgee in a long while.

We are also asking anyone out there that may have a vacant house or even granny flat that they consider renting it out, we have dozens of qualified tenants ready to move.

Hot Investments



\$200K—2 Bed Unit
Rental Return—\$265p.w



\$229K—2 Bed Home
Rental Potential—\$275p.w



\$325K—3 Bed Unit
Rental Potential—\$350p.w

The Secret is Out

Just days after our Mudgee Real Estate Market Report, we find out that smart Property Investment Magazine is naming Mudgee as one of the top 50 Australian suburbs/ towns likely to experience large growth in 2012.

New South Wales as a whole is earmarked for big things this year, mostly due to regional mining I would say, but what really needs to be focussed on in the wake of this article, is that more investors are needed in these growth areas, to cope with the demand for rental properties.

If Mudgee's population is to grow by the reported 25 percent, then there's going to be massive pressure on the housing market. It will be interesting to see if the likely shortage in rental properties flows over to an increase in sales here in Mudgee, and whether those sales come from independent mum and dad investors or investor groups looking to capitalise on the region's growth.

It really was great to read the article in the Mudgee Guardian about the growth and the opportunity that brings with it. It affirms our belief that the Mudgee property market has potential to grow, especially in the investment sector, and definitely helps to promote the area as a real estate hot spot for 2012.



FREE!!!

Mudgee Market Report

Most Home owners, especially those contemplating selling, take more than a passing interest in property sales.

For your **FREE** Mudgee Market Report please email to info@professionalsmudgee.com.au

Don't Miss Out!!!



If you wish to receive correspondence via email or would like to update your details please email us at rentals@professionalsmudgee.com.au

We have rented 65 properties in the last quarter. Is yours still vacant?

Finding a tenant for your property



When you buy an investment property, or rent your home, it's important to secure long term tenancies where possible to maximise the investment returns. As your selected agent, we will use all our experience, knowledge and data resources to find you a suitable tenant in the shortest possible time, who will treat your property as well.

A good quality, long term tenancy proposition is far more attractive, than constant turnover in tenants.

OPEN HOMES – With the increasing demand for rental properties, your property manager may suggest opening the property at an agreed time to ensure a sufficient pool of candidates view and apply for the property at one sitting.

ADVERTISING – Your agent is constantly monitoring the best medium for advertising your property, for the purpose of attracting a suitable tenant and ensuring the best result for your dollar.

To ensure that your property is leased to the best possible tenant, your property manager will select the most appropriate medium to promote the vacancy, which may include website advertising, print media and office rental lists.

