



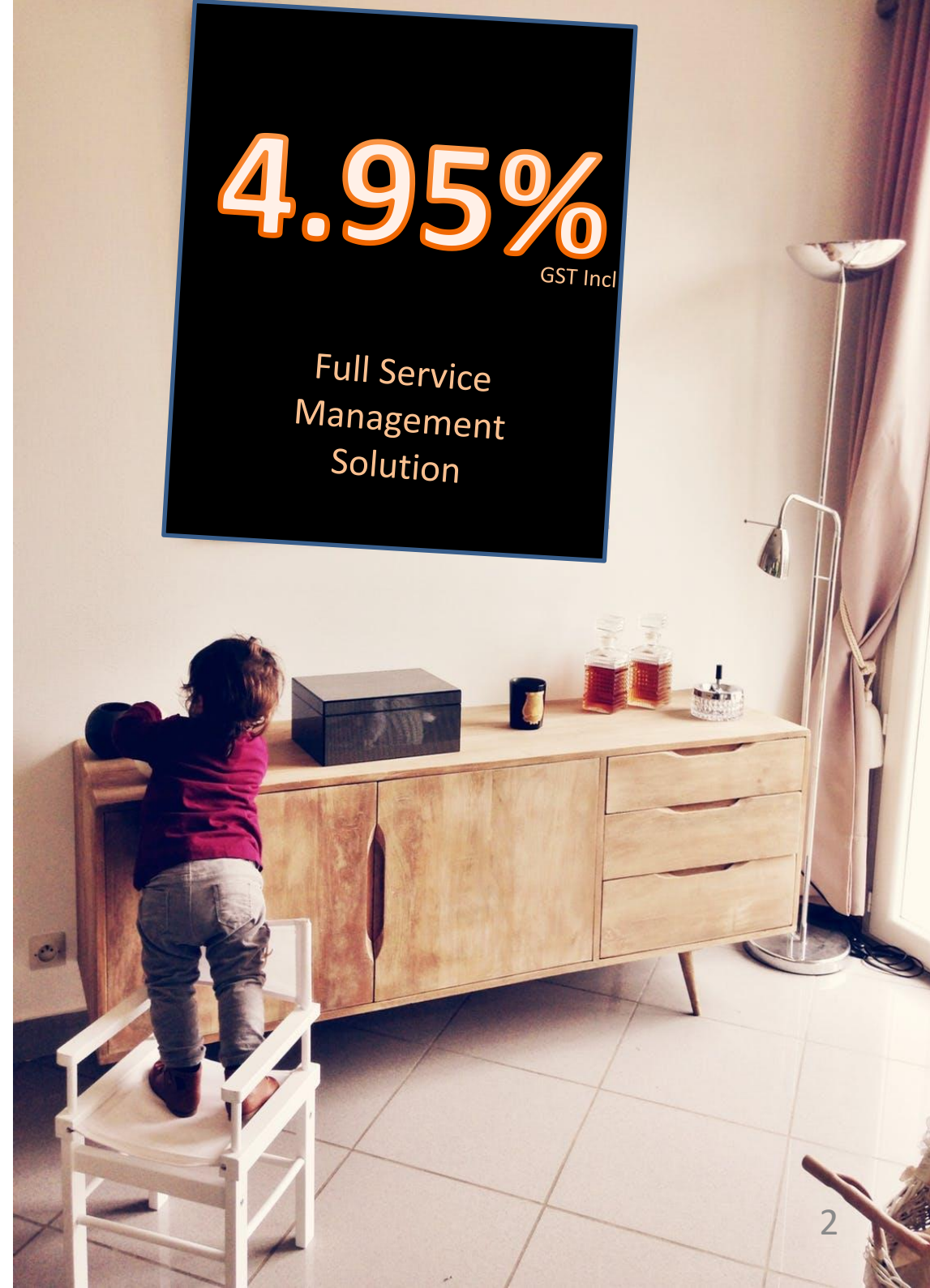
*Taking **CARE** of your **ASSETS***

*as though it was **OURS***

Why we are different

At **YIELD** Asset Managers we understand what is important to **YOU**.

- ✓ We are specialists in **asset management**,
- ✓ **Focused your Asset** as though we owned it
- ✓ A **Real person** communication
- ✓ **Local knowledge**
- ✓ **Customer First** Focused
- ✓ Not just about the Property – About looking after your **Financial Future**
- ✓ At the forefront of property management **legislative changes**
- ✓ Direct link **to financial know how**
- ✓ **Loan Health Check**- Right Loan – Right Rate
- ✓ **Communication**- Respond to all emails / Calls **within 24 Hours**
- ✓ **Owner Portal**- Delivering all property info in one place- Self Service
- ✓ **Tenant App**= Enabling direct link to all their details





What we have to Offer

Caring for your Asset as they belong to us

YIELD Asset Managers will strive to combine new ideas and innovative research with years of valuable experience to provide you with the best possible service and advice.

We place a particular focus on managing your property as an asset ensuring that it delivers a high level of ROI to ensure your Financial future
You the Customer will always be the centre of our Business

At **YIELD** Asset Managers be assured that we will be acting at all times in your best interest - legally, ethically and financially

We are a close team working together to be able to deliver a **Customer First** service focused around delivering and exceptional experience for both **YOU** and the Tenant

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Fee Schedule

No Surprises – Fee Structure



ITEM DETAIL	INVESTMENT	COMMENT
Management fee-	4.950% incl	Deducted from rent
New Lease Fee – New Tenant	One weeks rent + GST	Deducted from rent when leased
<i>OTHER POTENTIAL COSTS THAT MAY BE</i>	<i>INCURRED</i>	
<i>Professional Photography- Recommended</i>	<i>\$120.00</i>	<i>One off – First time leased/ Advert</i>
<i>Realestate.com Advertising Premier Listing</i>	<i>\$200.00</i>	<i>Premier Optional</i>
<i>Realestate.com Advertising Feature Listing</i>	<i>\$99.00</i>	<i>Feature Advertising Recommended</i>
<i>Smoke Alarm Contract Annually</i>	<i>\$99.00</i>	<i>Annual Subscription</i>

How do we compare to the market

AVERAGE WEEK RENT	ANNUAL RENTAL					
\$600.00	\$31200.00					
		YIELDAM	OTHER	AGENCIES	FEES	
COMPARISON MARKET %		4.95%	6.6%	8.25%	8.80%	9.90%
MANAGEMENT FEE INCLUSIVE		\$1544.00	\$2059.00	\$2574.00	\$2745.00	\$3088.00
AMINISTRATION FEE MONTHLY		NIL	\$66.00	\$66.00	\$66.00	\$66.00
EOFY STATEMENT		NIL	\$67.10	\$67.10	\$67.10	\$67.10
LEASE RENEWAL		NIL	\$99.00	\$99.00	\$99.00	\$99.00
MANAGEMENT FEE TOTAL \$ PA		\$1544.00	\$2191.30	\$2806.00	\$2977.70	\$3320.90
MANAGEMENT FEE TOTAL % PA		4.95%	7.34%	8.99%	9.54%	10.64%



Lets compare

What you receive	YIELD 4.95%	OTHERS 7%-11%
Facilitate the property Transfer	✓	YES
Routine inspections 3 per annum	✓	MOST
Entry and Exit Reports including 300+ Photos saved to Cloud	✓	SOME
Owner inspection accompanied by Asset Mgr (1 PA)	✓	YES
Owner Portal	✓	SOME
Tenant Mobile App	✓	SOME
Bill Management	✓	MOST
Lease Preparation	✓	Cost
New lease preparation (1 Weeks Rent + gst)	1 WEEK	1 WEEK
New Tenant Reference checking	✓	YES
Open for inspections	✓	YES
Organise and Manage Maintenance	✓	YES
Monthly Administration	✓	\$5.50 +
Lease renewal fee	✓	\$80*
Weekly Dispersement of Rental funds	✓	SOME
EOFY Statements	✓	\$90*
Mortgage Review annually – Ensure competitive	✓	Some
Property Review Annually – Complete CMA	✓	Some
Tenancy Tribunal QCAT	\$100 PH	\$100 P/H



How Tenants will find your property



85% of all Prospective Tenants- Search OnLine



60% +of all Prospective Tenants- Do not look at POOR PHOTOS



75% of all Prospective Tenants- Use Realestate.com



REA Top Search engine 9.0+ Mio searches weekly



58% of all Prospective Tenants- Do not look past 1st Page

Marketing your property.....

Yield
ASSET MANAGERS

YIELD ASSET MANAGERS

RENT ME

Contact Russell
Call 0454327120
russell@yieldam.com.au
www.yieldam.com.au

\$455 per week

71 Azure Avenue, Redland Bay

3 2 2 | House

☆ ...

HIGHLIGHT PROPERTY
LISTING
REALESTATE.COM

\$99.00+ gGST

Good Position:

Appears 1st in all searches . Created impact and front of mind recall

Attracts New Renters

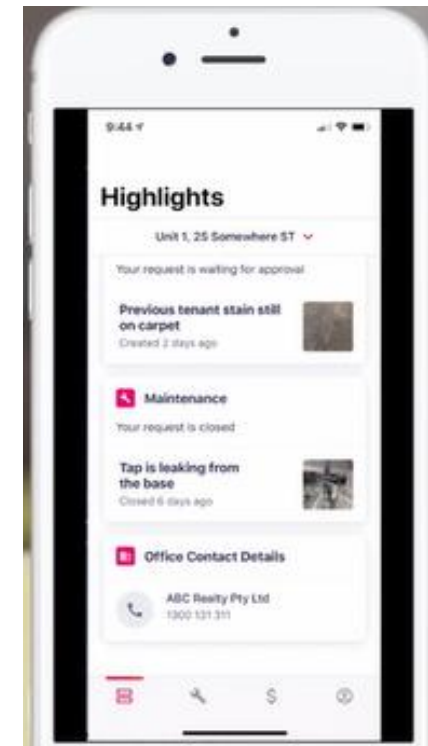
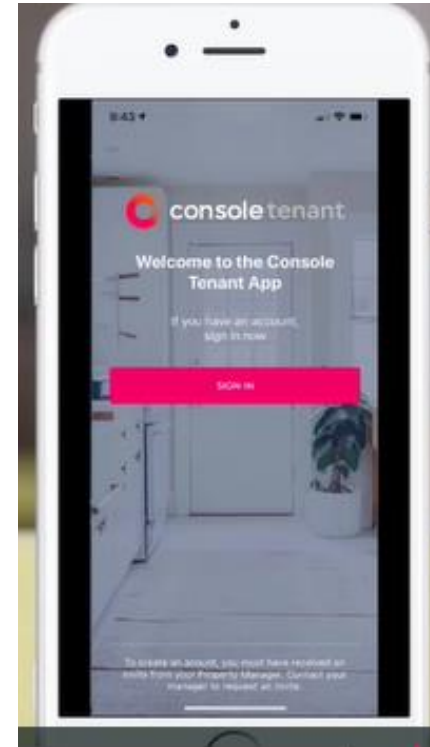
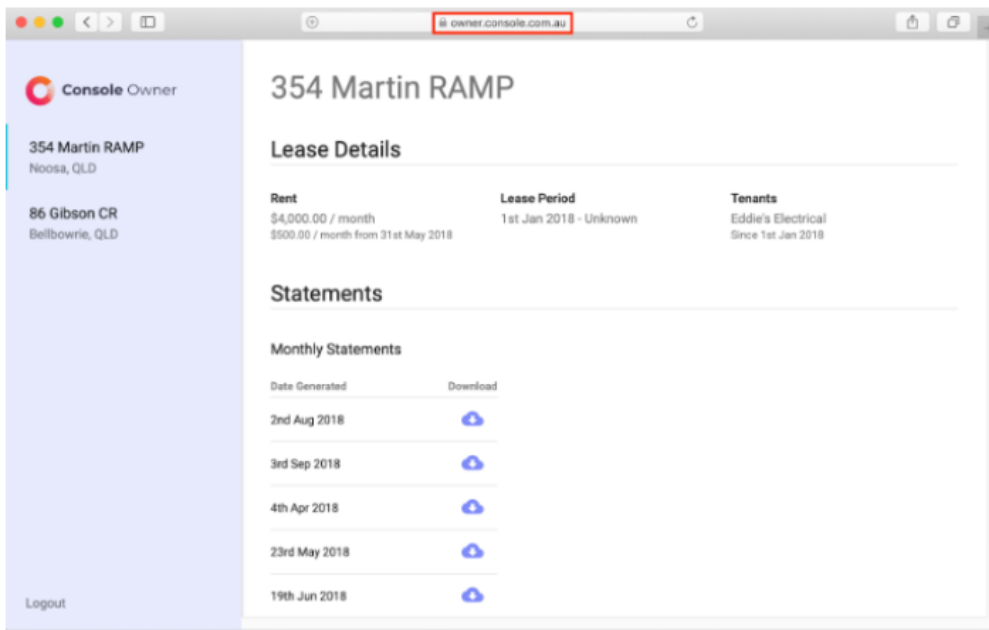
Focus for 30 Days

Creates cut through

Largest ad in best possible position- Designed to attract good quality renters faster

Creates cut through

Investing in quality photos in quantity will ensure your Property is noticed and attract solid enquiry



Easy 24 Hour communication through the Owner and Tenant Apps

- ✓ Maintenance
- ✓ Statements
- ✓ Routines
- ✓ Entry/ Exits
- ✓ EOFY Statements

Potential Costs you will need to factor in

Item	Est Cost	Frequency	Comment
Management Fee Based on Rent	4.95%	Rent Disp	Calculated on Rent
Lease Fee – New Lease-	One week rent	New Lease	1 weeks rent + GST
Smoke Alarms Contract	\$99.00*	Annually	Tested Yearly/ New Lease
Pool Compliance Certificate	\$150.00*	Annually	If pool on property
Pool Maintenance	\$65.00*	Monthly	Recommended if have Pool. Tenant pays Chems
Property Advertising	\$99.00	New Lease	Only when advert new Tenants
Pest spray / Inspection	\$240.00*	Annually	Optional - Recommended
Water Compliance	\$120.00*	Once off	If want to charge for water
Landlord Insurance	\$360.00*	Annually	Must have - Protection
House Insurance	Based on Value	Annually	If not Body Corp
Rates	Based on Land Value	Quarterly	Can process for you
Utilities - Water	Based on Land Value	Quarterly	Can process for you
General Maintenance	\$1500.00	Annually	Good to plan for general maintenance

Based on best estimate- may vary on supplier



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CONTACT US

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