



GLENN DIAS
REAL ESTATE

Monthly Newsletter

JUNE 2018

REAL ESTATE NEWS

It is quite often that we come across first home buyers at our open inspections who have not yet considered the enormity of the step they are about to take. To be honest with you, neither did I at that stage of my life, but with hindsight, the risks are all too obvious.

The transition from renting to home ownership is something that many people aspire to, but it is not a decision to be taken lightly. While owning your home is re-assuring and gives you piece of mind it comes with many responsibilities that will rest on your shoulders alone. Take for example repairs, maintenance, Council rates, Sewerage Levies, Strata Rates and so on. At rental properties these are all taken care of by the Landlord. Become a property owner and you will find these costs take up a sizeable part of your income. If home ownership is what you are after, what do you need to consider?

Firstly, calculate how much you can afford. Over stretching your budget can put considerable pressure on a household. Speak to qualified professionals about financial matters and sort out your budgets, deposits and even emergency savings funds. Secondly, speak to a broker to work out how much you can borrow. Remember

FOR LEASE



House for rent in Campbelltown.

that getting pre-approved for a loan and saving up more than the minimum deposit will start you off on a sound footing.

Finally, keep in mind that a property purchase involves huge upfront and ongoing costs. Any purchase needs to fit into your 5-10 year plan in order to be viable.

Want to know more? Call 8266 0888 for an informal chat.

Agency Update

The residential development boom is coming to an end and the number of dwelling approvals is now trending down. It is partly being driven by

fewer property investors – it is getting more expensive and more difficult for investors to get finance and offshore buyers have been hit with higher taxes in many states. With fewer investors, this means greater difficulty in getting enough pre-commitments to start projects. Some cashed-up developers may hold, however for others it might be necessary to sell.

Meanwhile, Australia quietly moves through its 27th year of positive economic growth. With high levels of transparency, a comparatively stable government, strict planning controls and strong performance of most commercial property types, why wouldn't you want to buy?

CAN WE HELP YOU?

Did you know that we assist our clients with a vast range of needs relating to Real Estate? From soil testing to property depreciation schedules, tree removal, termite treatments, capital improvements and more. You name it, we sort it out for you. Give us a call on 8266 0888.

Property Investors, your time is more valuable than money! You can get more money, but you cannot get more time. At Glenn Dias Real Estate we take away the burden that comes with property ownership, leaving you free to do what you do best.

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