



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

NOVEMBER 2015

Dr. Sam Sicilia, CEO of Industry Super Fund, Host Plus says that "focussing on achieving fast results over the short-term, especially when it's at the expense of our own long-term interests, doesn't really make a lot of sense" While in the article Dr. Sicilia was referring to Superannuation, this logic is equally applicable to investment in Real Estate.

Property is a waiting game, one that is played out over the longer term of 10 years or more and while some people do have success in renovating and flipping properties, or on pure yield plays, it is not for everyone. [Michael Yardney](#) bluntly asks us to "look at the facts – 50% of those who get into property investment sell up in the first 5 years and of those who keep their properties, the vast majority never ends up owning more than one or two properties."

As we march into Spring, Michael's timely advice for the property investor is to invest in an area that has a history of strong capital growth and/or is capable of future capital growth. Furthermore, the property should have wide appeal to owner occupiers, should

be priced below intrinsic value and should exhibit unique, special or different characteristics. Finally, for those project managers, buy a property where you can "manufacture capital growth" through renovations or redevelopment.

QUOTE OF THE MONTH

"A decent downturn is actually a cleansing mechanism. It strips out silly money behaviour and shows us what is really important. Real things-including health, family and friends."

Paul Clitheroe, Money June 2015

Agency Update

We are pleased to announce that [our new-look website](#) went live last month. The simple, easy to navigate yet attractive layout provides us with the ideal platform to promote your properties, whether for sale or for rent. It also allows us to connect with you through multiple channels such as Blogs,

Newsletters, Facebook, Google Plus and more. Click on the [link](#) to view the website

Fast Facts

Adelaide's housing market has essentially remained flat over the last 5 years; in fact it's fallen behind after taking inflation into account. Median House price \$430,000; 1.8% increase last 12 months. Median Unit price \$350,000; 1.2% increase last 12 months. Vacancy Rate: 1.9%. The last 12 months have been one of Adelaide's better performances in a while however demand remains subdued. Activity is driven more by necessity than the desire to upgrade or invest.

CAN WE HELP YOU?

Going away on a holiday? Expecting to be in an area of poor mobile/internet connectivity?

For peace of mind, set yourself a reminder to advise us before you go.

CALL the office on 8266 0888 or email rentals@glenndias.com.

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