



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

SEPTEMBER 2016

Among real estate investors, a commonly held belief is that one needs to only hold property long enough for it to double. Generally the time frame attributed to the cycle is 10 years, but what does the future hold for this asset class? In a recent article titled "The Future of Australian Property Investors" the author rightly says that investor must be "future-facing". While no one can predict what the future holds in store, a good grasp of property fundamentals, an eye for detail and an understanding of investment trends are invaluable tools in one's armoury.

Well known data-cruncher Cameron Kusher of RPData goes far enough to predict that by 2035 housing prices will rise to a point where future growth as seen in the past will not be replicated. Angie Zigomanis at well-known property research and analysis company BIS Shrapnel extrapolates from here to state that within the decade a greater number of young people will be renting for longer into adulthood and their first purchase may not be their home but an investment property. By this time, new, more attractive ways to build wealth will emerge. These new options will disrupt traditional investment patterns, shadowing our historic attraction for buying

residential property. The challenge for today's investor is to unearth these trends and to be invested in them before the trend picks up speed. Source: API Magazine August 2015 P.72

NEWS FLASH

As of this month we are proud adopters of [Homepass](#). This exciting new technology enables buyers and renters to register for open to views and allows Agents to personalise the customer experience all via their mobile device and iPad. [Click to view video.](#)

Agency Update

Existing and prospective property investors often contact us for assistance and expert advice regarding their next property purchase. Over the years we have found that buyers understandably seek ways to trim their costs and one area that stands the greatest risk of being struck off the list is a "pre-purchase building inspection". We recommend that every offer to purchase should be "subject to a building inspection". If it helps, you can consider this as a risk minimisation strategy and an insurance against un-detected structural issues that could end up costing an un-suspecting

buyer a great deal of money. Call us at the office and we will be more than happy to put you in touch with reputable professionals providing this service.

Fast Facts

Recent Adelaide statistics show great yield potential in well-situated units priced either side of \$200,000. According to published data (www.apimagazine.com.au) while a 5% yield is the norm, suburbs like Edwardstown, Elizabeth North, Findon, Holden Hill, Kilburn, Kurralta Park, Mawson Lakes, Morphett Vale, Rosewater and Salisbury offer entry-level prices with yields of between 5.88% and 7%. Dr. Andrew Wilson of Domain supports this information with the comment "if you are a medium to long term investor, then these areas could be quite suitable."

Source: API Magazine August 2015

CAN WE HELP YOU?

Termite activity at your home or rental property can cause untold damage. Contrary to popular belief, routine inspections will not unearth hidden termite activity. We can assist you arrange a once-off or scheduled termite inspection using Termatrac T31 Radar detection. CALL NOW on 8266 0888 for more information.

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