

Merry Christmas and a Happy New Year!

Last Newsletter before Christmas - To all of our landlords - Thank you for your patience throughout 2009. Without a doubt it has been one of the most difficult years in the twenty seven year history of our business. We all expected a feast but in reality we had a very mediocre take off and demand for rental property... Will 2010 be our year? We certainly hope so! Merry Christmas from Peter Richardson & Mark Patton and All of the Staff at Raine & Horne Gladstone, we wish everyone a safe and happy holiday.

Feast or Famine?

Gladstone property is continually touted by the National Media Guru's as 'the place to be'. State and National politics set the pace to have Gladstone as a driving force in the race for future industry. They become the major stakeholders and dictate what may or may not come to the region. Regrettably rental property owners are on the second tier and have to ride the wave of highs and lows. Right now Gladstone has an oversupply of available

residential properties and landlords are hurting where properties remain empty. The pendulum does swing and we are expecting a take up of accommodation in the new year but past experience tells us projects take longer to get out off the ground than we are led to believe. **BE PREPARED** for a period of vacancy if you own a rental investment. If financial pressures dictate that your investment is a burden to you... get an appraisal and if the price is right move on. To hold a heavily negative geared property in a market where 'guaranteed rental' may not be forthcoming, can have dire effects—having a property sold by a controlling party other than yourself may not get the result you might have expected.



Property Maintenance

If your property is between tenancies it is an ideal time to catch up with any maintenance due! We all live in some form of residence and to deny ongoing maintenance is a recipe for major issues down the track. If necessary ask for an honest and frank opinion from your property manager. The rent roll at Raine & Horne has been established over twenty five (25) years and the experience is there to help you if the questions are asked. Speak directly with Mark Patton who has managed the business for the past five (5) years.

FREE EQUITY CHECK

***Find out what your Property Value
is in the Current Market***

***Call Raine & Horne's Manager Mark Patton
on 49 72 1500 for a Confidential No Obligation Appraisal***

EVENTS AROUND GLADSTONE

Gladstone Carols by Candlelight

Gladstone Marina Stage

4th December 2009

Pre-entertainment 5.30pm

Carols 6.30pm

Fireworks 8.30pm

**Merry Christmas
from Sally, Jan,
Kellie, Tammy,
Angela & Kristel**

DISCLAIMER: *The vendor and/or agents do not give warranty as to errors or omissions if any, in particulars of this newsletter which they believe to be accurate when compiled. Prospective purchasers should satisfy themselves by inspections or otherwise as to the accuracy of this information.*

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