

PROPERTY INVESTOR Newsletter

Official local newsletter of your local real estate in Scenic Rim & Logan



2024 MARKS 10 YEARS OF Q STATE PROPERTIES

PROPERTY MANAGEMENT DIRECTOR UPDATE

I'd like to take a moment to reflect on how we can make the most of this time –both for your current investments and your long-term property goals.

This month, we're sharing two valuable insights: strategies for paying off your home loan faster and tips for selling your investment property with a tenant in place.

These topics have been carefully chosen to support you, whether you're looking to maximise your equity or navigate the sales process smoothly without disrupting existing tenancy arrangements.

On our end, our property management and sales teams continue to focus on delivering exceptional results. Our leasing has capacity for more business, with steady market activity, it's the perfect time to explore opportunities, whether through refinancing, expanding your portfolio, or simply strategising for the year ahead.

As always, my team and I are here to assist. Please don't hesitate to reach out if you'd like tailored advice or a conversation about how we can help you achieve your property goals.

Sandy Lower - Director & Principal Licensee

***Included in this
Month's Issue:***

PRINCIPAL UPDATE

Welcome Treavell

THIS MONTH'S BLOGS

6 Strategies For Paying
Off Your Home Loan
Faster

Selling Your Investment
Property With A Tenant
In Place

MEET THE TEAM

Your Property Team:
Property Management
Sales
Admin





Around The Block - What else is new?

PAYING OFF YOUR HOME LOAN FASTER

6 STRATEGIES FOR PROPERTY INVESTORS

For property investors, managing and repaying your mortgage efficiently is crucial for long-term financial health. There are upsides and downsides to paying off your investment property loan early. Keep reading below for an overview of effective strategies to accelerate your repayments while continuing to achieve your financial goals. Before committing to paying off your investment property loan faster, it's vital to evaluate whether this approach is beneficial given your financial situation and goals.

Rapid repayment of a mortgage can reduce the interest paid over the life of the loan and enhance your equity position. However, you need to consider the opportunity cost of diverting funds from other investments or the loss of potential tax benefits from maintaining a higher loan balance if your property is negatively geared. If you're interested in paying down your investment property loan faster, the following options can help:

1. Make extra payments

One of the simplest ways to pay off your loan faster is by making additional repayments. Even small extra payments can significantly reduce the total interest paid and shorten the loan term

2. Use an offset account

An offset account is a savings account linked to your mortgage. The balance in this account reduces the principal on which interest is calculated, effectively lowering your interest payments and accelerating your loan repayments. Maintaining a substantial balance in this account can lead to significant savings over the life of your loan

3. Increase your repayments

If your financial situation improves, increasing your loan repayments can help pay off the loan faster. Make sure your lender allows flexible repayment options and that your new repayment schedule aligns with your long-term goals

4. Refinance to a better rate

Refinancing your loan to secure a lower interest rate can reduce your monthly payments and the total amount of interest paid. This can free up funds to put towards extra repayments

5. Increase your rent

If your property's rental income increases, consider allocating the additional funds towards your mortgage repayments. Regularly reviewing and adjusting the rent you charge can provide a financial boost that contributes to paying off your loan faster

6. Make lump sum payments

Applying lump sum payments when possible, such as from a bonus, tax refund, or other windfalls, can have a significant impact on reducing your loan balance and the overall interest paid

Remember, this article is general in nature and is not financial or legal advice. Please consult your professional financial and legal advisors before making any decisions for yourself

Thank you for your continued trust in Q State Properties.



Budget planning for Investors

NOVEMBER BLOG POST

SELLING YOUR INVESTMENT PROPERTY WITH A TENANT IN PLACE

Selling your investment property can be a good move for building wealth, but when a tenant is involved, the process requires additional considerations. Whether you're contemplating selling your property while it's occupied or vacant, understanding the implications for you and your tenant is critical. Keep reading to understand the considerations to make when selling your investment property when it's tenanted.

The Pro's and Cons

There are distinct advantages to selling a property with tenants still living in it. One of the primary benefits is the continuous cash flow. Rental income can make your property more appealing to potential buyers, especially investors looking for properties that offer immediate returns. Selling a tenanted property comes with challenges, too. Scheduling inspections and open houses can be disruptive for the tenant. Further, prospective buyers might be deterred by the additional administration of finding somewhere to live until the tenant vacates if they are looking to buy a home as an owner occupier

Legal and practical considerations

Selling a property with tenants in place requires adherence to the residential tenancy legislation in Queensland. A tenant has the right to remain in the property until the lease expires unless the lease is terminated according to the terms set out in the agreement or by mutual consent between the property owner and tenant.

When listing the property, transparency with potential buyers about the tenancy status is key. Prospective buyers should be informed about the lease terms, including the duration and rental income. This transparency helps manage expectations and can mitigate potential issues during the negotiation process

Empty v's occupied: What's the best strategy?

Deciding whether to sell your property while it's occupied or empty depends on various factors, including market conditions, the type of buyers you're targeting, and the tenant's cooperation. An empty property generally offers more flexibility for staging and conducting showings. Without tenants, you can present the property in its best light, potentially attracting owner-occupiers willing to pay a premium for a move-in-ready home

Keep Communication open

Deciding If you choose to sell your property with tenants in place, maintaining open lines of communication is vital. Make sure your property manager and tenants are informed about the sale and understand their role during the process. Offering incentives or adjusting their lease terms might help ease any inconvenience and foster cooperation.

If you would like an obligation free market update on your investment property reach out to our sales team today.

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Meet Your Team



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Don't go chasing Butterflies, Build the garden & they will come



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Visit us at www.qstateproperties.com.au

Call us today **07 5654 7770 | 0438 762 163**