

HELPING YOU GO FURTHER

Our Difference



Complete Property Management and Independent Advice

- > We offer complete property management services, from pre-purchase investment advice through to leasing and ongoing management, legal pursuits, investment returns and divesting.
- > For over 28 years we've helped property investors and tenants move towards more.
- > Benefit from independent advice, expert management, relational intelligence and leading-edge systems, adding value over the life of your investment.
- > Our approach is proactive, prudent and most importantly, human. We care about people and progress, and we'll help you go further.

Book a rental appraisal today and take your investment in property further with Leah Jay.

Wherever property is taking you, go further with Leah Jay.

LeahJay

Our service and expertise has been recognised as the best in the state over 28 years.*

*THE MOST AWARDED PROPERTY MANAGERS IN NSW – REINSW AWARDS FOR EXCELLENCE.

WHAT WE DELIVER FOR PROPERTY OWNERS



INVESTING

- > Independent pre-purchase market analysis and appraisal of possible returns
- > Referral to independent mortgage broker to structure loans in line with investment goals
- > Referral to insurance providers, utility connections and relocation services
- > Liaise with buyer's agents and sales agents



PROPERTY MARKETING

- > Website advertising
- > Virtual and physical inspections
- > Professional photography
- > Floorplans



FINDING THE RIGHT TENANT

- > Database matching to client, property and tenant preferences, from a pool of approximately 3800 qualified prospective tenants
- > Tenant application screening
- > Application and lease terms recommendations
- > Preparation of tenancy documentation



MANAGING THE TENANCY

- > Arrears management
- > Tenancy renewal recommendations and advice
- > Market analysis and rent reviews
- > Routine property inspections – physical and virtual
- > Co-ordination of repairs and maintenance
- > Resolution of tenant requests
- > Issues management and representation at the Tenancy Tribunal
- > Ensure compliance and risk minimisation of the tenancy



PROPERTY OPTIMISATION

- > Empower you to get the most from your investment/s
- > Renovation and development advice and project management
- > Asset protection
- > Market and tenancy review and advice
- > Refinancing referral
- > Quality control of all facets of our service
- > Portfolio investment review



ACCOUNT MANAGEMENT & REPORTING

- > Rent collection and disbursement at mid and end of month
- > Payment of accounts associated with the investment property
- > Mid and end of month reporting
- > Preparation of end of financial year statements



RELATIONSHIP MANAGEMENT

- > Transparency and visibility – keeping you informed
- > Collaboration platforms and applications
- > A focus on understanding your priorities and goals and delivering our service in accordance to these
- > Ongoing training and mentoring program to develop team skills
- > Leadership training and development
- > Undertaking reviews and seeking feedback from clients for improvement
- > Industry analysis



DIVESTING

- > Sales agent recommendation and liaison
- > Advice and facilitation of works to prepare for sale
- > Liasing with sales agent and your property manager throughout the sales campaign
- > Refinancing referrals

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