# Property Search

ADDISONS
ADVISORY GROUP

property and finance solutions

PROPERTY
$ FINANCE
WEALTH MANAGEMENT

# Full Search, Evaluate & Negotiate Service

Our full-service option guides you through the entire buying process. Also known as the complete package, this service incorporates all aspects from the initial consultation & brief all the way through to settlement and beyond. This comprehensive package is the most popular amongst the majority of Addisons clients & has been referred to as 'armchair investing.'

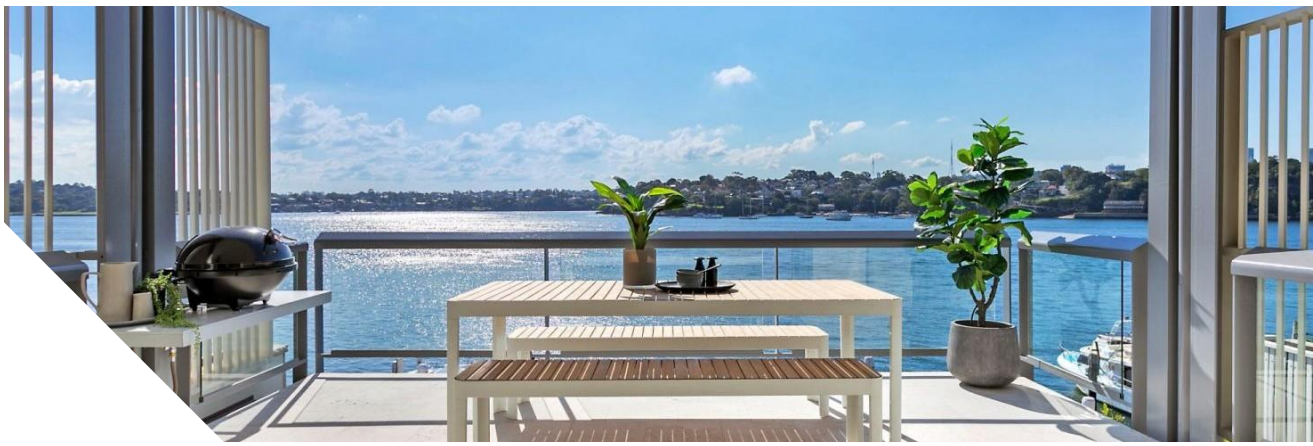
Our holistic approach draws upon our extensive market experience, specialist knowledge, professional expertise and effective strategies – all to provide you with the best customer experience possible. We specialise in sourcing and negotiating on properties with a strong focus on capital growth & cashflow. We guarantee to save you time, money & stress.

We work exclusively for you, guiding you through the entire process so sit back and relax – knowing you are in safe hands - This truly is the only way to buy property!

# The Benefits of Engaging Addisons

There are many benefits when engaging Addisons Advisory Group as your buyers agent, these include:

- 25+ years of experience in the property market
- Access to a broader selection of properties
- Impartial property advice
- We save you time, money and stress
- We ensure you purchase the right property at the right price
- We negotiate the lowest price on your behalf
- Highly qualified with extensive real estate and valuation experience
- Active property investors with substantial property portfolios
- A discreet professional service
- Diminish & mitigate any potential associated risks
- Reduce the stress levels involved in searching for properties and dealing with real estate agents



# The Property Search Process

**Initial Briefing** → **Shortlist of Properties** → **Inspections**

## Initial Briefing

We collaborate closely with you during this initial stage, to ascertain the style of property that suits your investment & financial goals. This includes deciding whether you would prefer an active or a passive investment. An example of an active investment could be purchasing an existing home on a large block of land, with future subdivision/renovation potential or construction of a granny flat which can be rented out separately – we can manage the entire process for you. A passive investment could include purchasing a modern residence on a reasonable block of land with minimal maintenance & limited scope to improve/develop the property.

## Shortlist of Properties

Using our extensive industry experience, we will focus our attention on locations that fit within your property brief & budget. Our aim is to commence the search and undertake initial investigations on potentially suitable properties. Potential properties are then shortlisted & provided to you for commentary & feedback. While we might indicate when we think a particular property will be a worthwhile investment, we want the final purchasing decision to be yours. We will continue to collaborate with you until we secure your investment property.

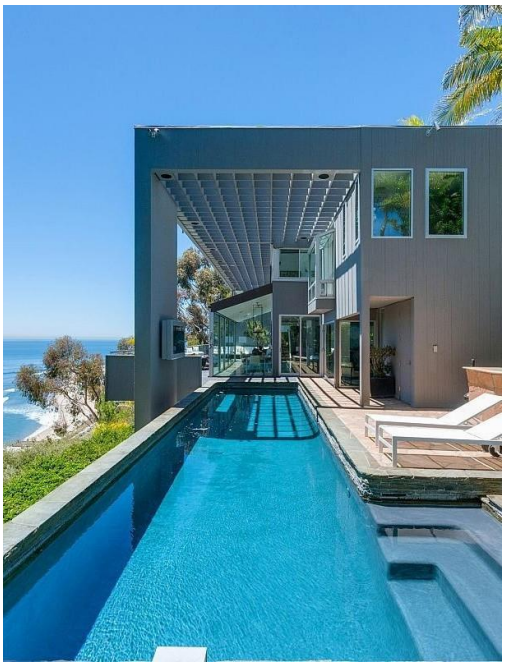
## Inspections

Inspections will be conducted based on your feedback from the shortlisted properties. Location-dependent we can organise either a private inspection or video walk through with the selling agent, for a time that is convenient for you. We also rely on industry contacts & local property managers to assist with this process. In most instances, we will have a relationship with local professionals with whom we work closely with, including pest & building inspectors.

**Evaluation & Negotiation** | **Acquisition & Legal Review** | **Pre-Settlement**

### Evaluation & Negotiation

At this stage of the process, we will work with the local agents, valuers, our industry contacts & professionals to evaluate the property and negotiate a purchase price. We work hard to get you the right property for the right price. This is where our skill and expertise allow us to secure the property at the best possible price, with the most favourable terms and conditions available.



### Acquisition & Legal Review

Once the price has been agreed on, we have a network of trusted conveyancers, pest & building inspectors, and other professionals to ensure that we have undertaken all the relevant due diligence. We will organise relevant inspections & will consult directly with the conveyancers on your instructions to ensure that all legal paperwork and searches have been reviewed.

### Pre-Settlement

Addisons will actively manage the entire process to ensure settlement goes smoothly. We will negotiate with a local property manager to manage the property on your behalf, review the market weekly rental & also work with them to find a tenant as quickly as possible after settlement.

Settlement & Post Settlement | Our Fees | Independence

## Settlement & Post Settlement

Our team will also assist in actively managing the settlement process for you – effectively making the process as streamlined and easy as possible. Our relationship does not end once your property settles – we will continue to monitor the property on your behalf and remain available to answer any questions and support you throughout the tenancy and beyond.

## Our Fees

We are confident that our services will save you time, money, and stress. Remember, we locate your investment property, manage the due diligence and deal with all the local real estate agents for you. The initial engagement fee is paid upon our appointment, with the success fee payable upon the settlement of the property (after a suitable tenant signs a lease). Our fees are tax deductible for property investors, conditions apply.

## Independence

When you retain our services, we only act exclusively for you and we are only financially compensated by you, our client. When representing our client's interests, we do not accept commissions from sellers or developers – this especially important as it ensures we remain independent and are always working with your best interest in mind.

# Granny Flat (Garden Home) Coordination

Adding a Granny Flat or Garden Home (as we prefer to call them), to your investment property, is a terrific way to maximise the rental income and return. These Garden Homes are self-contained, separate dwellings with their own private access, parking, yard & terrace areas. Effectively, two homes on your land that are leased out to separate tenants – meaning double the income.

In most instances, the Garden Home will lease for a similar rental level as the existing main residence. Your investment is then potentially cashflow positive, meaning more money in your pocket. Tenants love these brand-new garden homes with their manageable, low maintenance garden areas, functional floorplans, quality finishes & large terrace/balcony areas.

The rules and regulations surrounding the construction of a Garden Home can be complex. Addisons' expert team can ensure a smooth process and help you avoid costly mistakes. We coordinate the whole design and construction of your Garden Home as well, taking into consideration your taste, style and budget – all the way through to tenant selection.

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## Corporate and Contact Details


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Surround yourself with a team of professionals who can provide you with ongoing support and expertise in securing your financial future. Knowing the right expert to turn to for sound & knowledgeable advice is vital.
The Addisons Team are here to help!

**www.addisons.net.au**