



BUILD TO RENT

 **WEBSITE** www.unoproperty.co.nz

 **PHONE** 09 361 7707

 **ADDRESS** Ground Floor
2/14 Normanby Road, Mt Eden,
Auckland



Uno Property Management

We are your partner in building long term wealth through holding new build properties.

We pride ourselves on being driven to achieve success, but we're also a company of genuine, committed people who know that success is a two-way street.



Auckland Property Management Specialists

Helping Auckland property developers & investors maximise their profits and grow their portfolio.

Why 'Build to rent'?



1. Maximise return on investment and land

Multiple dwellings with multiple incomes create much stronger cashflows.

2. Low compliance and maintenance costs

New builds are generally compliant with the latest government housing requirements, such as the Healthy Home Standards. Also, they cost a lot less in maintenance.

3. Tax and cashflow advantage

Even though the final tax law changes are not yet finalised, the proposed changes will likely create tremendous advantages for Build to Rent project owners. For example, the bright-line test would be 5 years instead of 10 years for new builds.

4. Optimal cashflow position and interest deductibility

There are huge cashflow advantages as well when it comes to company tax and GST when you Build to Rent over Build to Sell. Even though Build to Rent requires a much larger capital outlay, the overall benefits are attractive as these properties have much lower maintenance costs and full tax deductibility for interest on borrowings, both of which represent huge cashflow advantages while holding these properties. We believe developers and investors should consider Build to Rent seriously as an investment option.

Some 'Build to Rent' projects currently managed by Uno Property Management



Beach Haven, Auckland

- Under management since 2019
- 15 units rented within 30 days
- Top rent in the area
- Less than 2 days vacant for 2 years



Blockhouse Bay, Auckland

- Under management since November 2021
- 8 units rented within 40 days during LOCKDOWN
- Top rent in the area: \$700 for 2 bedrooms!



Ellerslie, Auckland

- Under management since May 2020
- 8 units rented within 21 days
- Top rent in the area
- Less than 3 days vacant for 18 months

Another 5 projects totalling **around 40 properties** are signed up, waiting for final inspection.





What do we do for Auckland property investors?

- Rental Appraisal ●
- Design Advertising ●
- Online Listing ●
- Viewing ●
- Process Tenant Application ●
- Tenant Agreement ●
- Healthy Homes Compliance ●
- Bond Lodgement ●
- Entry Property Inspection ●
- Property Handover ●
- Rent Collection ●
- Process Transaction ●
- Handling Maintenance ●
- Statement ●
- Exit Property Inspections ●
- Insurance Claims ●
- Tenancy Tribunal and Dispute ●





Additional Services for Build to Rent Developers & Investors



Professional Property Marketing

- Photography
- Property video
- Floor plan + 3D floor plan
- Trademe Super feature for 7 days
- Trademe Premium listing for 2 weeks
- For Rent sign



One Point of Contact
Dedicated property manager



Annual Rent Review



**Annual Project
Performance Report**



**Common Area Maintenance
and Upkeep**



**Long Term Maintenance
Scheme and Budget**



**Manage Repairs and
Maintenance with
Construction Partners**

What do our clients say about us?



*"My property was **rented out within five days in the market!!!***

*I would like to express my most sincere 'Thank you' for the **very personal and professional assistance** that Kevin gave to me in renting my first and only investment property in Henderson.*

*Kevin has shown the utmost respect, not only to myself and the tenants but also to my property throughout all this time! Kevin gives **great attention to detail and is very diligent** in all aspects of my rental property.*

Your work and attitude is exceptional. In finishing, I can say without any hesitation, I would highly recommend Uno Property Management and Kevin."

- B. Xu

"As a New Zealander living abroad, it was important for me to have confidence and trust in the property management group selected to manage my rental apartment. Monica, Marcus and the team at Uno have demonstrated exactly that .

*Uno provides **quality management services** while establishing **strong relationships with their property owners**. From screening candidates for suitable renters, to facilitating the rental finances, they are **organized and efficient** in performing their responsibilities.*

They respond quickly to unexpected tasks and communicate their actions effectively with me. Thanks Uno!"

- Alice H.

"UNO property made a fast turnaround to my property at Christmas time.

*They **rented it out after only 5 days** after I changed to them. The crew is friendly, delivering **professional techniques on marketing and property management** and looking after the property like its their own.*

As a landlord, I have no hesitation in assigning my property to them, and I will give my other property to them in the future."

- Ben





Top 10 Reasons to Choose Uno Property...

1

100% focus

We've specialised in Residential Property Management since 2009, unlike most of our competitors, who offer multiple services. Our core business and sole focus is looking after your investment properties.

2

Growth orientated

UNO is growing at more than 200 each year, with an over 30% referral rate from current clients.

3

4.7 star

4.7 star Google Review, with over 100 reviews.

4

0-0.1% vacancy

0-0.1% vacancy over the past 24 months.

5

98.5%

98.5% of our tenants pay rent on time.



...To Manage your Investment Properties!

6

24/7 access portal

Owners have 24/7 online portal access to all their information – which puts you in control!

7

Rent quicker and at higher rates

Virtual tours market your property effectively. This results in properties being rented out faster and at higher weekly rents.

8

We work on Saturdays

We work on Saturdays to conduct open homes. This means less time on the market and a more profitable return.

9

Protect your investment

Regular video property inspections and major maintenance items protect your investment.

10

#10 is actually the #1 reason!

Our team are the biggest assets on your long term investment journey. We are an extension of your team and are dedicated to your best interests.



Our Uno Team

Your #1 Team to protect your portfolio and increased returns!

Anyone can manage a property, but when issues and disputes occur (and they will), we have the skills, experience, and knowledge to take care of them for you. We reduce your risks and save you money because:

- We have the best talent in the industry. Great people come to work at Uno to advance their careers and because of our team culture and the ample opportunities that come with a growing company.
- We have a stable team. Senior members have been with the company since its inception over 10 years ago.
- We invest heavily in training to expand our team's knowledge and skills to manage investments.
- Most of us are property investors, so we know what's important to our clients.
- We are a member of REINZ.
- We are trained to represent your interests at Tenancy Tribunal.
- We invest in learning and training on legislative changes so compliance is handled for you.
- We know what to do when there are issues and disputes!



Developing a project in **Auckland?**

CALL US NOW to find out how to maximise your long term returns!

We will turn your investment properties into \$\$\$ and NOT WORK!



Business Development Manager
KEVIN LIN
CALL: 021 661 816

Scan the QR code to add me on WeChat!



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