



PROPERTIES MANAGED WITH STYLE & PURPOSE

## *Welcome*

At Ashtons Realty, we offer a personalised service in managing properties and portfolios exclusively for select landlords with residential properties across Melbourne East, South and inner-city suburbs. We excel at finding just the right tenants for properties and pride ourselves on delivering a valuable service.

We take care of all the little details that come with property management and the possible stresses associated with owning a property. We know the Melbourne rental market inside out, more importantly we know how to maximise the potential value of our clients properties. We deliver a truly honest service and enjoy caring for every aspect involved in keeping a property looking its best.

## *Services of Ashtons*

Designed to assist our clients to maximise the value and achieve their property goals from consulting on suitability of real estate investment purchases through to full property management.





*Ashtons team assist clients in full management of their properties from transfer of management, to conducting inspections with digital reports bi-annually, rental appraisals to property renovations and rejuvenations.*

### *Uniquely Ashtons*

Ashtons reach is constantly growing and we are happy to come to wherever our clients need our help and services.

### *What we look for in a client*

We thrive working with clients that really care about their properties. Clients recognise the connection, that a property is more than just bricks and mortar that returns a dividend, it's also a home.

### *Ashtons vision*

Is to deliver the very best possible Property Management service across the areas in Melbourne we serve, to ensure our clients are happy – tenants and landlord alike. We are not looking to be the biggest company just the best at what we do.

### *Ashtons values*

We are a small group of experienced professionals with a passion for customer satisfaction, we have a traditional approach whilst being modern, mobile and online. Known for our honesty and upfront approach we look to maximise the value of our client's properties. We take care of all the little details and focus on building long term relationships based on Integrity, credibility and reliability.





## *Alex Ashton*

Alex has enjoyed a successful career, spanning over two decades in Real Estate and Property management.

Over Alex's career she has managed hundreds of properties and refined her skills and approach to property management and property renovations that drive return on investment, building strong relationships with landlords, investors and tenants alike. Alex's secret to success has been her customer centric thinking and approach, these values underpin her venture into Ashtons Realty.

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*Our strategic marketing approach including our industry key relationships, ensures we get our clients the right type of tenant at the best possible rental level.*

### *The areas we serve*

Melbourne's inner east leafy suburbs such as Glen Iris, Camberwell to South areas of Burwood, East Malvern, Malvern through to South Yarra, Prahran and Inner city.

### *Property management*

We enjoy taking care of every aspect involved with Property Management from takeovers to re-letting, we look to ensure our clients are aware of every step involved in the process. Transparent in our approach from our fees and payments through to how we carefully outline to our clients what our services cover, including a budget and forecasting process. At our core we look to build trusted respectful long term relationships with our landlords, therefore we work to understand all the tiny details and preferred approach.

We conduct regular rent reviews of our clients properties to establish that their property is achieving the maximum rent in the current market and ensure the tenants are happy and enjoying their tenancy.

### *Leasing properties*

Marketing properties is something we have spent over two decades of experience refining, from using stylists, professional photographers and targeted copy highlighting the key benefits of the property. Spending budget on the top performing rental platforms and media, we also provide flexibility for inspection times and realistic periods for opens.

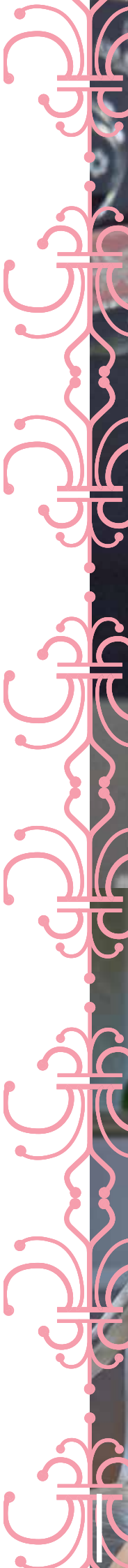
Our tenant selection process is involved and efficient, we pride ourselves on reviewing assessing and ultimately the qualification of the appropriate tenant.

We deliver off market properties and have access to top qualified tenants, through our long standing relationships with Melbourne's best relocation agents.

When it comes time to refresh and rejuvenate our client properties, we deliver on budget, on time all with style and purpose.

We set non urgent repair limits and where appropriate on larger jobs, provide multiple quotes.

We pride ourselves on delivering a service that guides landlords and investors with the best approach for their properties in order to attract the best quality tenant at the optimum market rate.







## *Property appraisal*

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## *Managing tenants*

We pride ourselves on qualifying the new tenants and from the get go, we look to build a professional positive relationship with them, after all the secret to a well maintained property lies in the hands of the occupant and the manager.

## *Tenant selection and approval*

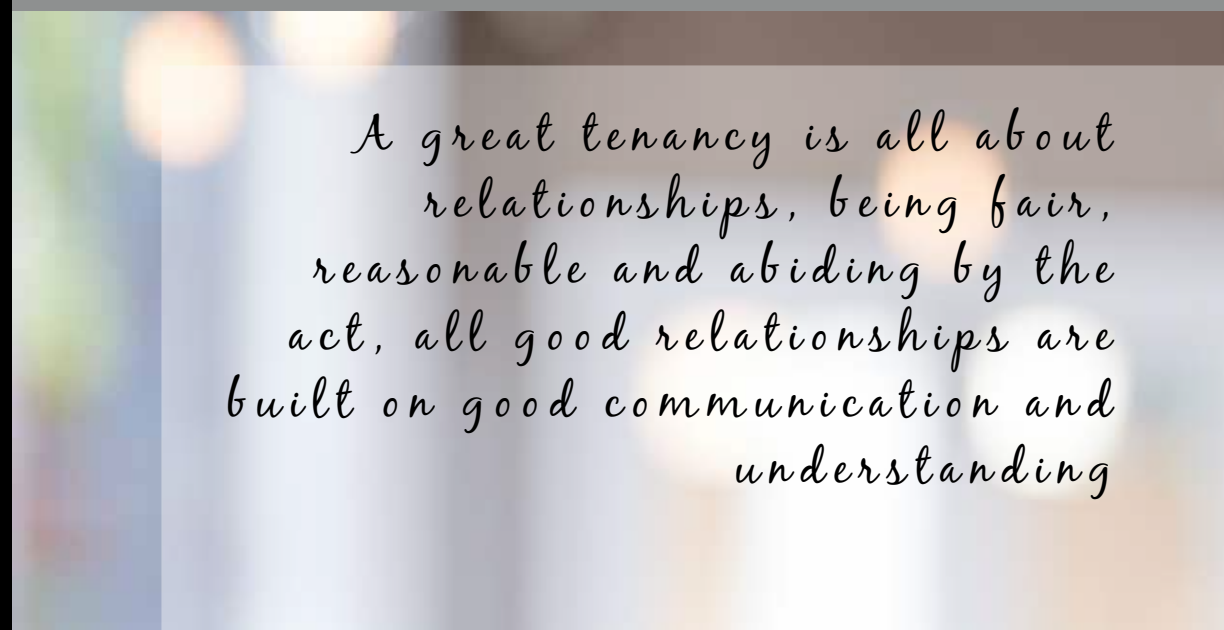
We provide a fast and reliable approach for our landlords and tenants, we deliver a report outlining the suitability of the tenant for the property and the landlord with our own recommendations for the suitable fit.

## *Repairs and maintenance*

We ensure 24/7 access to qualified emergency tradespeople, all parties are kept informed and we manage all aspects of repairs. We pride ourselves on our efficiency and have a long standing relationships with reliable qualified trades people who deliver quality work at a reasonable rates.

## *Body corporate relations*

Saving time, effort and keeping on top of any up and coming issues for the property. For a nominal fee, we can attend body corporate meetings for our clients AGM.



*A great tenancy is all about  
relationships, being fair,  
reasonable and abiding by the  
act, all good relationships are  
built on good communication and  
understanding*

## Contact us

Please do get in contact if you would like to learn more about how we could take your current portfolio over and help you to achieve your property goals, we look forward to hearing from you soon.



*Alex Ashton*

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