

## Minimise Vacancies



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\* According to Robert Bevan this is the best way to minimise vacancy \*

## Minimise Vacancies

### If Vacant Follow the 10% at Day 10 Rule

If a property has not been let within 10 days, reduce the asking rent by 10% (provided the property is well maintained and presents well). The Investment will produce a better result if let at 90% of the asking rent as opposed to being vacant at 100% of the asking rent

## Optimise Income (Rents)

### Maintain Rent at 95% of Market Value

Nothing impacts more negatively on property investment performance then having a vacancy. A vacant property means nil income for the investor (and nil commission for the agent). Maintain the rent at 95% of market value. Properties let just below market value attract tenants who stay longer, have fewer repairs and pay the rent on time. The Vacancy Report is produced every week by [prorentals.com.au](http://prorentals.com.au), and the content discussed with you to ensure the results of vacancy are clearly understood.

- Experienced investors know:

| \$ Rent | Days Vacant | Lost Rent |
|---------|-------------|-----------|
| \$450pw | 7 Days      | \$450     |
| \$450pw | 10 Days     | \$642     |
| \$450pw | 15 Days     | \$964     |