

IN THIS EDITION.

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ONLINE AGENT

Did you know you could be viewing your statements online in 60 seconds?!!

Online Agent makes viewing your statements quick, easy and secure. All

- ✓ access to the website is restricted through a verification process.
- ✓ View investment property details
- ✓ See information on property inspections and maintenance tasks
- ✓ Download monthly statements

All it takes is 3 easy steps

1. Receive agent verification

(this code is listed on the bottom of your monthly statement)

2. Register with Online Agent

To access OnlineAgent you must create a user login on the OnlineAgent site using the verification code you obtained from your real estate agent.

<https://www.onlineagent.com.au/step2.html>

3. Login to Online Agent

OnlineAgent makes viewing owner's information quick, easy and user friendly.

<https://www.onlineagent.com.au/LogIn.aspx>



LET THE WAR BEGIN!

We've been sneaking up for months now, but the cat (or Chairman!) is finally out of the bag.

You've seen the flags & read the articles, now its time to unleash the pirates full guns broadside.

The pirates of the coral sea have declared war on the fat bloated inefficient corporate wankers of traditional realestate.

Like you we are sick and tired of seeing owners and tenants treated badly by lazy property mangers so we decided to declare war.

Boom! Bring your property to coral sea and if its vacant more than 14 days well pay your rent!

Crash! If your not delighted with our service, don't pay, no questions no asterixes.

Clang! If you're still not a delighted pirate we will return your file back in 60 minutes, no 30 or 90 day lock ins here, if you're not happy it's shark food for us!

The first shots have been fired and im sure none of you will be surprised that there has been a few casualties among the traditional agents,

The magpie legged corporates have gone ghostly white and tremble at the knees.

They cant do that! Its not fair! So much whining we need a plate of cheese to go with it! We decided to shake up the industry and give all our fellow landlords back choice. These guarantees extend to all our current owners, but you all already know about our low vacancy rates and no lockins, So we're happy to add our not happy don't pay guarantee to everyone! We would love to have you all join in an spread the word and help poke fun at the lazy corporate. So tell your friends, tell your enemies, but most of all tell the silly corporate,

The Pirates of the Coral Sea have declared war on bad property management and crap service.

AAAARRGGGGGGGGGGGGHHHHHHHHHH

PS: If you dance the hempen jig with your mateys spread the word of our guarantees and our declared war on traditional sluggish, magpie-legged real estate agents! If you successfully refer a home owner to be a captain on our pirate ship we will pay you 250 buckaroos every time! Shiver me timbers! Think of all the rum!



Shaun Podbury

www.coralseaproperty.com.au/blog



CORAL SEA DICTIONARY

Coral Sea YAHOO WAHOO education for dummies 101



YA•HOO –noun.

1. When all tenants are up to date with their rent, therefore no tenants in arrears!

WA•HOO –noun.

1. A shout out of joy
2. A sound all the staff at Coral Sea make when all the properties on our rent roll are fully tenanted. Backed up with a tragic booty shake, tragic levels vary between each staff member.

YA•HOO WA•HOO –noun.

1. A combination of the above, our landlords are very happy and time to go to the pub!

NEW OWNERS TO THE CORAL SEA FAMILY

Welcome to:

- Jessica Kuyper
- Simon Grivell
- Patrice & Robert Cameron
- Aaron Johnson
- Jeff Pointon
- Jason & Teneille McNeille

LOOTERS AMONG THE MATEYS!

In the early days of October it is alleged that crooked, jealous, magpie-legged corporates sent out mini flag stealing assassins and launched a midnight raid and commandeered THREE of our Jolly Rogers! Those unfortunate scallywags should have known, that Pirates are always equipped and we have plenty more Jolly Roger's to take the stolen ones place! ARRRRGH!

The pirates of the Coral Sea are offering up a sizey reward to any buccaneer who can give us word on the sneaky bilge-rats or the secret quarters where our Jolly Roger is being held captive, and an even bigger reward for any fellow who can relocate our Jolly Roger from the scurvy dogs lair and back to our ship alive! Savvy?

If you succeed on this quest, you will be named champion! You bucko, will be showered in pieces of eight, wine, and of course the pirates old favourite RUM!

Let's begin the hunt for the Jolly Roger, plunder the quarters of the sea dogs and get me Jolly Roger back flying high on ye pirate ship where he belongs! Heave ho!



Crew Member Stella

www.coralseaproperty.com.au/blog



HAPPY CAMPER

"As a family man with a wife and 2 children, I know what it is like to rent a property as I did that for over 20 years.

We then purchased our own home and due to work commitments, I was forced to move away and rent again. I put my property into the hands of a real estate agent in Townsville and after 6 months, I was not happy with the way I was being treated as there was a lack of communications and we felt we were just another number to them.

I spoke to a very good friend of mine who suggested Coral Sea Property as she had her house managed by them and experienced no issues. So I made contact with Shaun at Coral Sea Property and explained my situation. He informed me on what Coral Sea could offer and I made the decision to move across and let Coral Sea Property manage my rental. It was the best decision I have ever made and one that sits well with my wife as we know we are not a number. We are treated like a client and we could not be happier.

I would have no hesitation in recommending Coral Sea Property to anyone who asks. Rent is paid on time, my property is managed well, I have good tenants in the house, all maintenance and other works are approved by me before being agreed to and we receive a terrific Newsletter on future and past developments. I look forward to a long and prosperous association with Coral Sea Property."

STEPHEN GRAY



THIS MONTH'S STATISTICS (FOR THE GEEKS)



- For the month of October we maintained an average vacancy rate of 99.06%.
- As of the 10th of November we have 1 property vacant
- And...99.98% of our tenants are up to date with their rent
- 99.70% of our tenants are on lease

WAHOO!

FOR THE CHILLAXED PIRATE:

SING YOUR FAVOURITE SEA SHANTY

...the money is in the bank!
(And drink a lot of rum!) Arrg!



PROPERTIES RENTED THIS MONTH

Willowbank – Brand spanking new 4 bdm 2 bathroom family home. \$480P/W

South Townsville – Close to everything! 1 bdm, 1 bathroom unit. \$210P/W

West End – Super fancy, super hot 2 bdm unit. \$260P/W

Douglas – Ever so classy 3 bdm, 2 bathroom home. \$400P/W

TRUST THIS MUG? WE DO! CAMERON MURCHIE = ACTION MAN AND CAN-DO KINDA GUY...

Cam keeps busy dealing with all incoming maintenance on your properties and managing all the jobs to make sure your properties are kept in tip top shape.

Most of you will already have heard Cam's silky voice when discussing any of your maintenance issues and may already know he is also our licenced handyman.

When not patching walls, repairing fences or quoting jobs, this bloke enjoys having a beer, being a pirate! and spending quality time with his beautiful family.



Cameron Murchie
MAINTENANCE MANAGER

REFERRALS

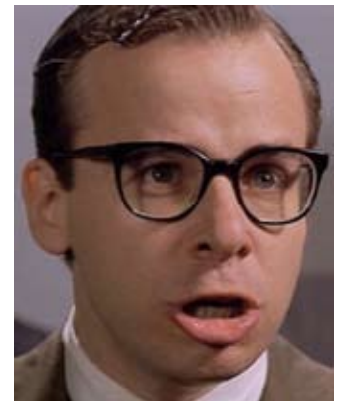
We love nothing more when owners are so happy they go out and spread the word to their friends about Coral Sea.

A huge thank you this November goes out to the wonderful James Hooper!

*James chose to spend his referral fee on geeky stuff.**

SHOW ME THE MONEY!

What will you spend yours on?



*May not actually be true.



REFERRAL FEE

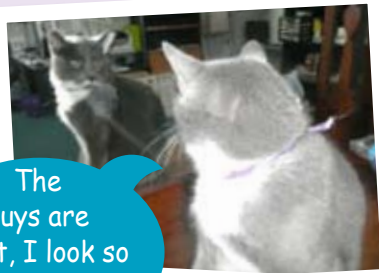
Did you know we pay anyone who successfully refers an owner to us at Coral Sea... We pay you \$250?!

Spread the word of our guarantee's to your friends or family.

- If your property has been vacant with us longer than 14 days on the 15th day we start paying your rent.
- If you are not delighted with our service in anyway – just say the word, we will happily refund your entire months management fee, no questions asked.
- If you are still not happy with our service... We will return your file to you within 60 minutes. No 30 – 90 day lock-ins here!

No asterix's, no fine print.. if you send any landlord our way, we will **show you the money!!**

CHAIRMAN'S MEOW



The guys are right, I look so much like the Hoff.



Does this eye patch make my butt look big?

NOSTRADAMUS – CAT OWNER

Although there have been many famous cat owners, one who stands out is the apothecary and seer, Nostradamus. Recent conspiracy theories on the internet speak of a cat world-domination. Could it be that over 400 years ago Nostradamus already was envisioning such a world? When asked what his process was for making predictions of the future, Nostradamus described “emptying my soul, mind and heart of all care, worry and unease through mental calm and tranquility” — This state, no doubt was facilitated by petting his cat, named Grimalkin. Although most of us don't have the psychic powers of a seer, perhaps, like Nostradamus, we can pick up the nearest kitty and attain a similar calm and tranquil state of being.

**Til next month,
The Chairman**

MEET THE TEAM

TIME TO PUT NAMES TO FACES, AND MEET YOUR WONDERFUL CORAL SEA TEAM!



Team Leader:
Anita Stirrat



Owner Team:
Stella Rose

Owners Team - The Protectors

The owners go-to contacts in the office. These ladies work hard to ensure all of our wonderful owners sleep well at night, and know that their properties are in the safest hands.

Tenant Team - The School Teachers

These guys keep our second most important asset happy. After selecting our favourite few from our many applications, they spend much of their time educating our fabulous Coral Sea tenants on how we need them to behave in order to graduate to excellent tenant status. They teach them all about paying their rent on time, keeping properties beautiful and helping with any needs they have during their tenancy.



Team Leader:
Verena Evans



Tenant Team:
Nicole Geissler



Team Leader:
Anita Aakjaer



Handyman:
Cameron Murchie

Maintenance Team - Team Fix It!

The maintenance cell is the contact point for all your maintenance needs. Repaints, carpets, pest inspections or just a simple garden tidy up or a leaky tap; Anita and Cameron ensure all your properties are kept in tip top shape and your tenants stay safe and happy so we can renew their leases year after year.

Business Development Cell - The Good Lookers

The Business Development cell are the story tellers of Coral Sea. They seek out new landlords to recruit, educate, turning into raving fans and to make them sleep easier at night knowing their property is being taken care of. That's not all. These guys will turn people into such raving fans, you will want to refer and tell our story to anyone who doesn't love us yet.



Angelique Hendriks



Team Leader:
Chairman of the Board
Chairman Meow



Principal Licensee:
Shaun Podbury

Management Team - The Boardroom

Our fearless leaders. We're not actually sure what these guys do but it seems it involves lots of lying around the office and demanding attention! They take all the adulation without appearing to do any of the work (maybe they are just great time managers). Sounds like a great job if you can get it!

For the uninitiated **Chairman Meow** is our office cat. He seems to spend his days lazing in the reception area greeting all and sundry and demanding pats and attention before swiping at an unsuspecting ankle or tiptoeing across a computer keyboard in the middle of any important task. He is the Chairman of the Board and lets it be known his word is law. (especially if his claws haven't been clipped!)