

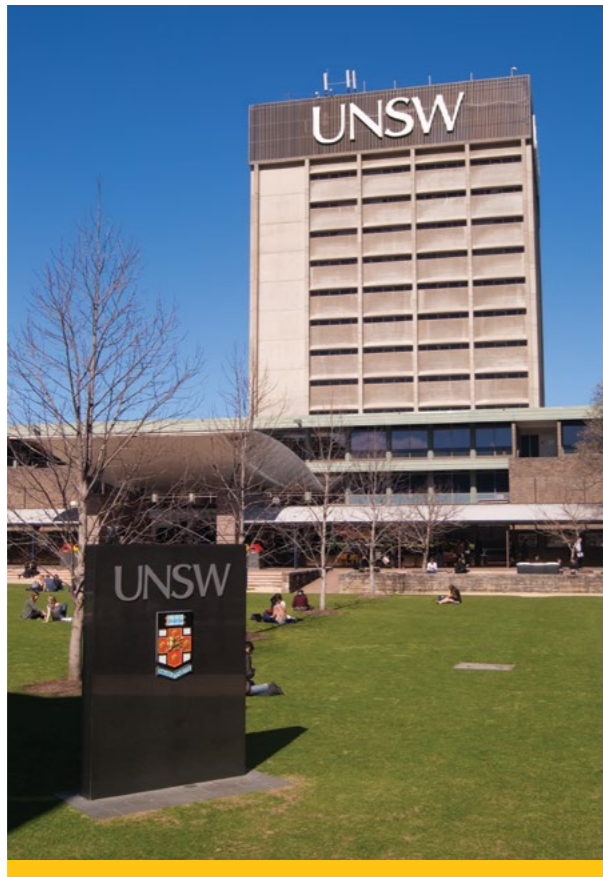
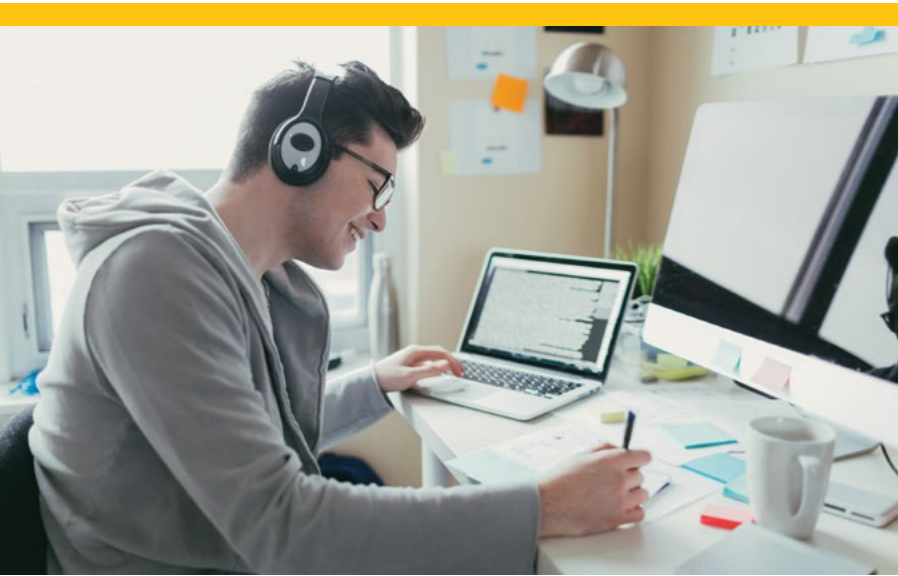


PRIMUS PROPERTY

ABOUT US

Primus Property was established to break the mould of traditional property management. We recognised the shortfall of student accommodation to the 70,000 student and staff of University of New South Wales and have developed a superior student accommodation model.

We have a great deal of experience in designing, building, fitting out and running accommodation specifically designed for students, and continue to do so. Our industry leading expertise in commercial leasing allows us to give superior advice to ensure that your valuable asset delivers on its potential with the minimum of fuss.

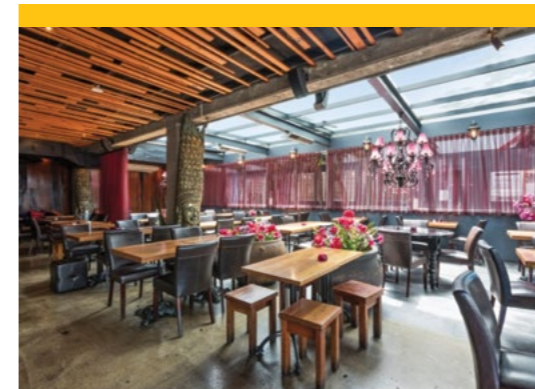


STUDENT ACCOMMODATION

- Premier student accommodation within office walking distance of University of NSW.
- Over 60,000 students attend the University of NSW.
- We source and interview tenants both locally and internationally.
- Focus on high yield and low costs for landlords.

NEW AGE BOARDING HOUSE

- Purpose built modern, state of the art micro apartments, self-contained fully furnished studios with all utilities included.
- Formal occupancy agreements of 6 or 12 months offering tenants and landlords more security and certainty.
- Liaise directly with onsite caretaker to facilitate a clean and safe environment.
- Proven track record to maintain a high occupancy rates.



COMMERCIAL PROPERTY MANAGEMENT

- Specialised commercial property managers who achieve superior outcomes through understanding the complexity of commercial lease agreements.
- We deliver a comprehensive client service, from negotiating of rental return and terms of the lease, through to dealing with solicitors.
- Access to Tier one tenant with a background of successfully negotiating leases with blue chip tenants including big four banks, government agencies, and franchise food stores.

PROJECT MARKETING

- A track record and history of implementing detailed strategies to successfully achieve the require pre-sales target.
- Organising and implementation of sales process, together with a strong monitoring process.
- A team that specialises in the process of "off the plan sales".





What we do as your managing agent:

Act as principal point of contact for existing and new tenants

- Focus on best interest of property owners at all times.
- Offer a personalised service to all students to assist with the transition from overseas.
- Our specialised staff are committed to finding the best quality tenants to minimise vacancies of the property.
- Negotiate leases.
- Undertake tenancy and property audit/inspections to maintain condition of property with reports supported by photographs.
- Attend to repairs and maintenance.
- Collect rent, pay outgoings and keep rental arrears below industry average.
- Risk management procedures.
- Carry out marketing and promotion on vacancy.
- Provide strategic advice on your portfolio and property goals.



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