



SALES • LETTING • MANAGEMENT • VALUATIONS • RENT REVIEWS • REFURBISHMENT

## Just Property Ltd

Just Property Ltd was incorporated in 2000 and today our Let and Management Team manage 275 properties in the Dublin and East coast area.

Based in our bespoke offices at 24 Thorncastle Street, Ringsend, Dublin 4.

Our support team led by our Managing Director Justin Coughlan comprises of:

- Sales and letting Agents x 3
- Inhouse Maintenance Team x 4
- Property Management x 2
- Accounts x 3

## Letting Management

Our personalised service will assure you, like it does all of our clients, that your investment is being managed to the highest standards and that any issues that may arise will be dealt with in a timely, professional and cost-effective manner.

Just Property Ltd operate a twin track system whereby we have a trustworthy and qualified panel of owner operator contractors that cover all of the repair and maintenance disciplines required to ensure that the investor gets good value for money. We tender once a year to ensure their competitiveness. All of these contractors are fully insured and are safety compliant.

We also operate a caretaker system which has a number of benefits including a much lower call out charge which often solves many issues without the need for specific, more expensive contractors.

For example, an average call-out for an electrician or plumber may be €80. Our call out for a caretaker is €50 potentially saving you 37%! This service is also operated 24 hours a day, 7 days a week.

Our Letting & Management services can be tailored to suit client's specific needs and include using the specialist industry software package LETMAN

- Carry out periodic inspections of the property.
- Rent monitoring
- 24 Hour emergency call out.
- Act as the point of contact for tenants in relation to all repairs and maintenance and arrange as necessary for:
  - Repairs/replacement of damaged items
  - Maintenance of essential items and services
- Retrieve the keys from the tenant.
- Note the readings on the electricity & gas/utility meters.
- Carry out an inspection of the property (noting any visible changes from the initial condition).
- Photograph the interior and exterior of the property.
- Check the inventory of the contents of the property.
- Invite tenant to include their observations on the inventory, condition of the property and utility meter readings.
- Assess the extent of repairs/maintenance work necessary and advise client accordingly.
- Calculate the amount, if any, of the security deposit to be deducted to cover breaches of the tenancy and appraise Client.



We believe that financial transparency is key. We are focused on delivering financial transparency to our clients by providing them with agreed reports and a dedicated client account where appropriate. Our Financial Department use SAGE accounts package. We prepare all aspects of accounting including: issuing of invoices, credit notes, receipts, etc.

JUST PROPERTY LTD – THE EXPERIENCED PROPERTY MANAGERS.