

Introduction

At North's, we take great pride in providing our clients with a personal, reliable and straight to the point service. We are problem solvers who love a challenge.

Between us, we have over 200 years of personal experience in our business. We believe there isn't an issue that we haven't handled before.

You can count on our dedication, expertise and availability. Because when you're with us, we are with you all the way. Our dedicated team of property managers will carry out all letting services, management, end of tenancy and lease renewals services.

We have the confidence to tell you what you need to hear, not just what you want to hear.

At **North's Property**, we aim to look after your property as if it was our own.

Let us take the stress away from you.

Property Management

Our entire team is here to make your life easier.



We currently offer a full management service for several Irish Pension Trustees. From client to client, property to property, we tailor the service to you.

We understand the intricacy of a pension plan property from existing clients. We have extensive management experience, so you can count on us to take excellent care of both the property, tenants and your clients.

We produce monthly statements for you and/or your accountant with a tax year-end report, thus saving time with tax returns.

We offer advice on renovations and repairs, purchase of furniture and appliances, lease renewals and reviews, as well as providing access to our all day, everyday emergency contractor service.

We collect rent and transfer to your nominated account.

If you're having trouble receiving rent from current tenants, North's, with our wealth of experience, can assist you with this and any other problematic issues that may arise.

Why North's?





Fees

Letting Fee	6.25% of annual rent.
Management Fee	6.25% of monthly rent collected.
Rent Reviews	Once off fee of €250
Marketing outlay for lettings	€195
Valuations	Where requested, we can value your property for LPT, CGT, Probate or general investment purposes.

All fees and outlay are exclusive of VAT, currently 23%

Residential Management Team



Danielle Stephenson
Residential Director

Danielle joined North's in 2004 and specialises in all things Residential, whether that be Sales, Letting or Management. During that time there are very few scenarios that she hasn't come across, and she uses that myriad of experience in her day-to-day management, creating a property style which is pragmatic and calm. That knowledge lets her keep a level head and advise her clients through the good times and the bad, and she is always in their corner. Having earned her B.Sc in Property Studies in DIT Bolton street, she also holds a B.A in Design from DLIADT, so offers invaluable advice on all aspects of your property, inside and out



Sandra Conmy
Residential Director

Sandra is a Director in the Residential Department and has been working in North's for the last 11 years, having previously worked in the residential department of Sherry Fitzgerald, Ballina. Over this time, she has passed on this depth of knowledge, experience and enthusiasm to countless clients. She has a proven track record in securing stable tenants and has an in-depth knowledge of the residential market. Sandra has worked tirelessly in developing the Residential Management Department in North's, which has doubled in size since her commencement.



Malvina Bitca
Accountant

Malvina is a fully qualified member of Accounting Technicians Ireland. Having started her career in Property Management in 2013 she has developed significant sectorial expertise, marrying an understanding of property and its intricacies with her accountancy abilities.

She brings an innate dedication to providing high-quality customer service for each and every individual client requirement and is involved in all financial aspects of Residential and Commercial portfolios as well as Norths Office accounts.

Residential Management Team



Mark Duffy
Property Negotiator

Mark is a highly skilled negotiator and a full member of the Institute of Professional Auctioneers & Valuers (IPAV). Mark has extensive experience with both the Property and Technology sectors. This experience is reinforced by his comprehensive education holding numerous higher certificates in Property, Public Relations and Digital Marketing along with a Diploma from IPAV through the Technological University Dublin.



Seán Byrne
Property Manager

Seán joined our team with over 8 years property management experience having worked previously managing properties that fell into receivership with Grant Thornton. This previous role has given Seán a wealth of experience in dealing with all kinds of tenancies and how to approach each situation giving the best results for both the tenant and the client.

Seán's positive attitude, problem solving and organisational skills allows him to deal with any difficult situations that may arise.

We would like to thank you giving us the opportunity to provide a proposal for the letting and management for your and your client's property.

Sandra Conroy

Danielle 



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