

Is Your Investment Property Performing?

**REDCLIFFE & MORETON
BAY INVESTOR GUIDE**

Place.



**REDCLIFFE
PENINSULA**

2026

FREE GUIDE



Welcome to our Investor Guide

Successful property investing is about more than collecting rent. It's about protecting your asset, maximising returns and making informed decisions that support your long-term financial goals.

As the Moreton Bay market continues to evolve, staying informed has never been more important. That's why we've created this guide, bringing together practical insights, local market information and simple strategies to help you maximise your property's performance throughout 2026.

Whether you're growing your portfolio, purchasing your first investment or reviewing your current property, we hope this guide gives you the confidence to make informed decisions.

If you'd like tailored advice or a complimentary Property Performance Review, our Property Management team is here to help.

With compliments,

THE PLACE REDCLIFFE PENINSULA
PROPERTY MANAGEMENT TEAM



The background of the page is a photograph of a modern building's exterior. It features a light-colored, textured wall at the top, a dark horizontal band in the middle, and a lower section with vertical wooden slats and a dark door. A white rectangular box is overlaid on the middle section, containing the title and introductory text. The bottom of the image shows a paved walkway, some greenery, and a small planter box.

Is Your Investment Property Working As Hard As It Could Be?

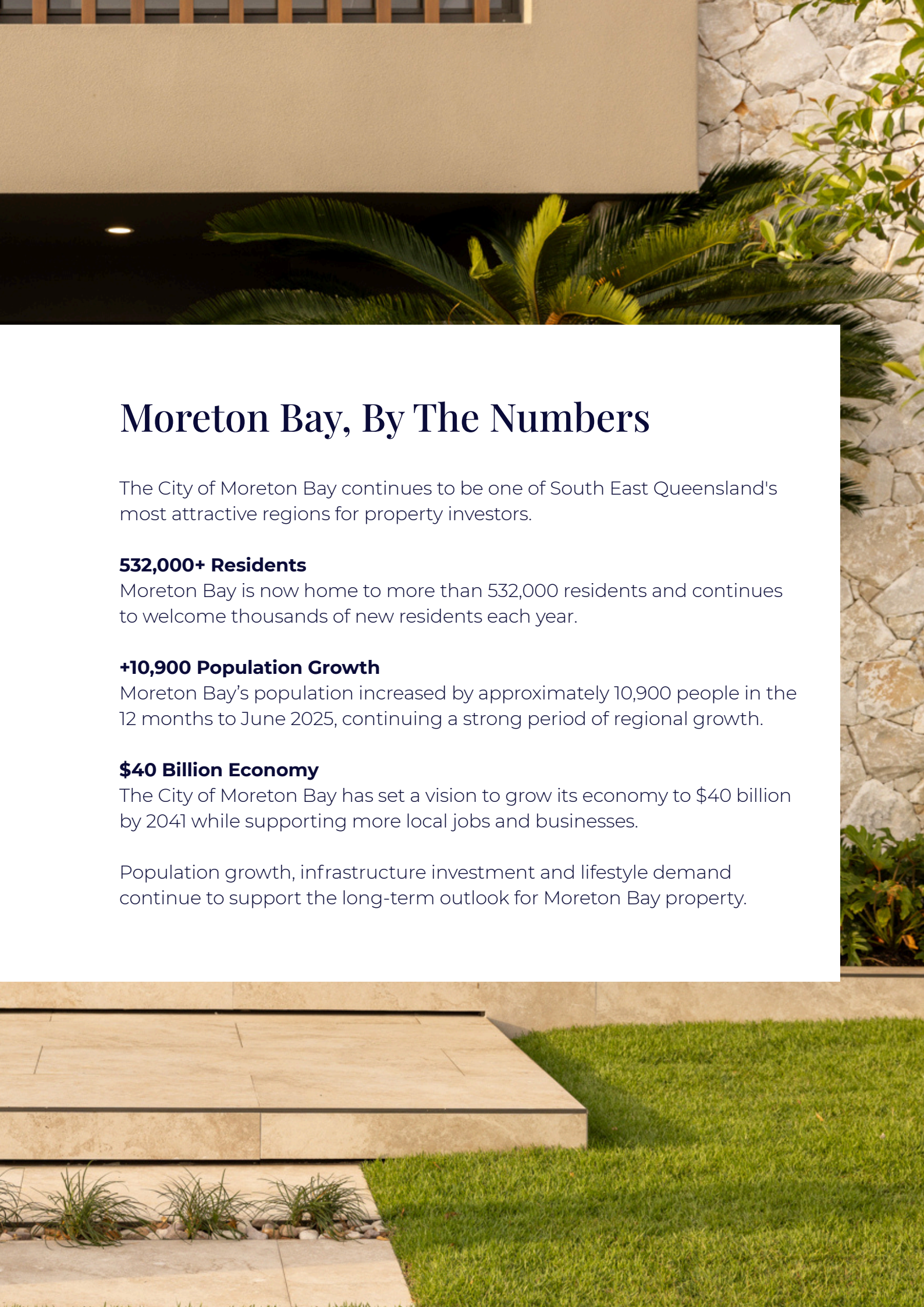
Most property investors know roughly what their property is worth.

Far fewer know whether it's actually performing.

In today's changing property market, a successful investment is about far more than simply collecting rent each week. Rental returns, tenant quality, maintenance planning, market positioning and long-term capital growth all play an important role in determining how well your investment performs.

Whether you've owned your property for one year or twenty, taking the time to review its performance could uncover opportunities to improve returns, reduce risk and protect the value of one of your biggest financial assets.

This guide outlines seven key areas every property investor should review throughout 2026.



Moreton Bay, By The Numbers

The City of Moreton Bay continues to be one of South East Queensland's most attractive regions for property investors.

532,000+ Residents

Moreton Bay is now home to more than 532,000 residents and continues to welcome thousands of new residents each year.

+10,900 Population Growth

Moreton Bay's population increased by approximately 10,900 people in the 12 months to June 2025, continuing a strong period of regional growth.

\$40 Billion Economy

The City of Moreton Bay has set a vision to grow its economy to \$40 billion by 2041 while supporting more local jobs and businesses.

Population growth, infrastructure investment and lifestyle demand continue to support the long-term outlook for Moreton Bay property.

Is Your Rental Income Keeping Up With The Market?

Rental markets continue to change.

Many landlords unknowingly fall behind market rent because their property hasn't been reviewed for some time or because they're concerned about increasing rent.

Questions to ask yourself:

- When was the rent last reviewed?
- Are similar properties leasing for more?
- Would small improvements justify a higher rental return?
- Has demand changed in your suburb?

Where permitted under Queensland tenancy legislation, even a modest adjustment to market rent can improve a property's gross annual rental income

An extra:

\$25 per week = \$1,300 extra each year

\$50 per week = \$2,600 extra each year

Reviewing your rental income regularly is one of the simplest ways to improve your property's long-term performance.

Is Your Property Attracting The Right Tenants?

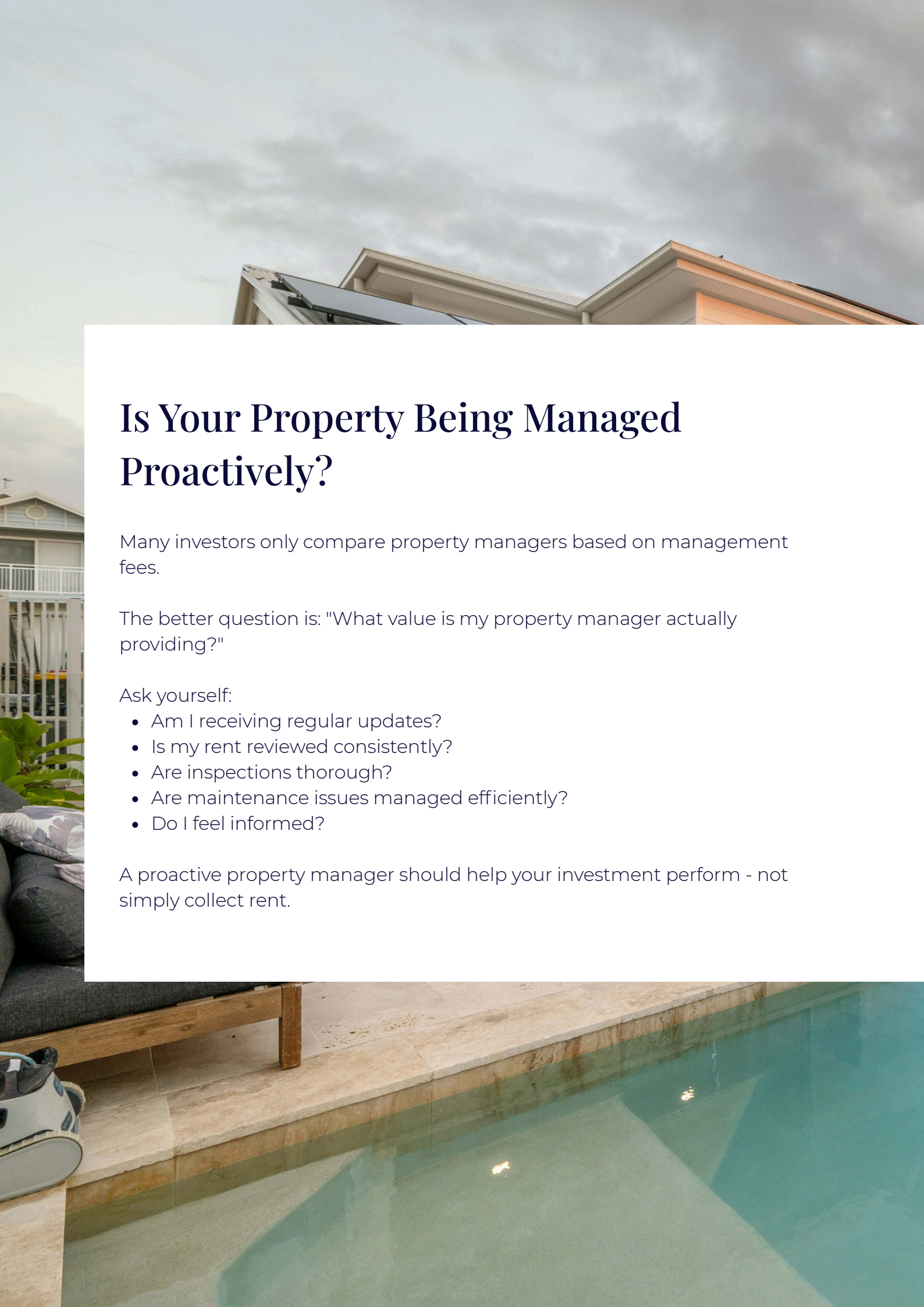
A great tenant is worth far more than simply paying rent on time.

Quality tenants often:

- Stay longer
- Take better care of the property
- Reduce vacancy
- Minimise maintenance issues
- Create a more stable investment

Professional marketing, thorough screening and proactive communication all contribute to attracting quality tenants.





Is Your Property Being Managed Proactively?

Many investors only compare property managers based on management fees.

The better question is: "What value is my property manager actually providing?"

Ask yourself:

- Am I receiving regular updates?
- Is my rent reviewed consistently?
- Are inspections thorough?
- Are maintenance issues managed efficiently?
- Do I feel informed?

A proactive property manager should help your investment perform - not simply collect rent.

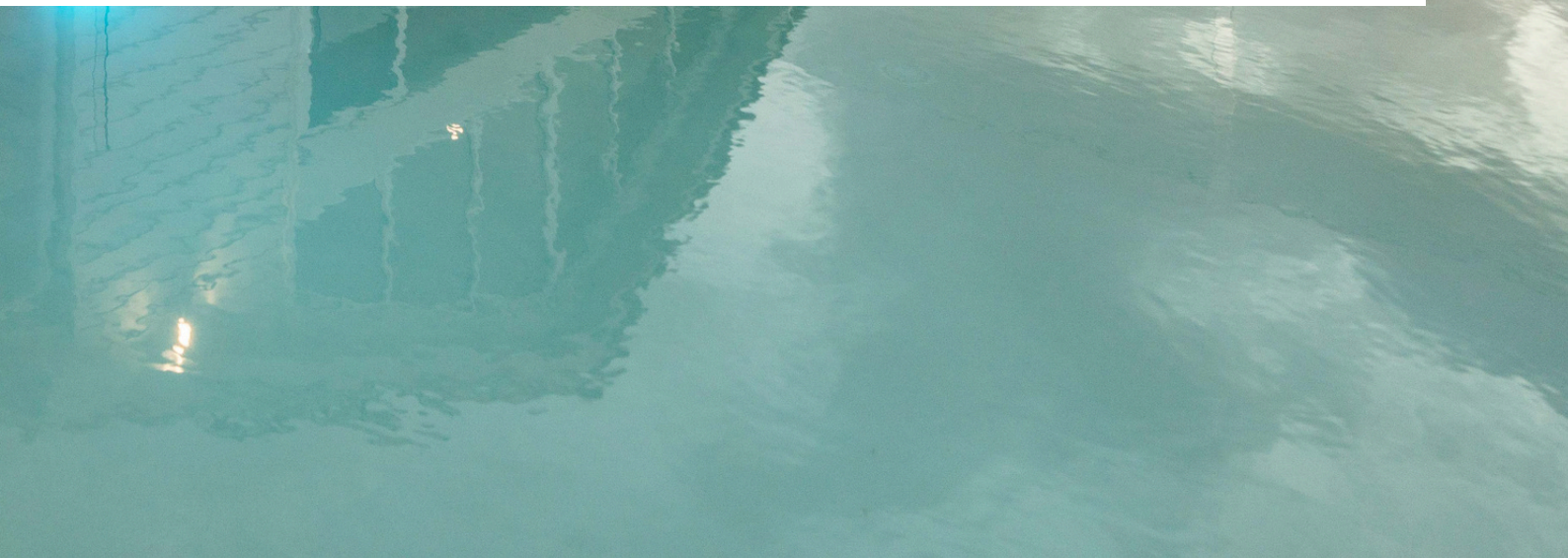


Could Small Improvements Increase Your Return?

Some of the highest-return investments are surprisingly affordable. Simple upgrades may include:

- Fresh paint
- Modern lighting
- Air conditioning
- Ceiling fans
- Landscaping
- New flooring
- Window furnishings

Many of these improvements can increase tenant demand while supporting stronger rental returns.



Is Your Investment Protected?

Owning an investment property involves managing risk as well as return.

Review:

- Landlord insurance
- Smoke alarm compliance
- Routine maintenance
- Water efficiency
- Safety requirements
- Lease documentation

Small preventative measures today can avoid costly problems tomorrow.





Is Your Property Positioned For Future Growth?

Property performance isn't only about today's rental income. It's also about tomorrow's opportunity.

Consider:

- Population growth
- Infrastructure investment
- Lifestyle demand
- School catchments
- Transport improvements
- Employment growth
- Long-term suburb appeal

Across South East Queensland, changing demographics, continued infrastructure investment and preparation for the 2032 Olympic Games are reshaping where people choose to live.

Investors who understand these trends are often better positioned to make informed long-term decisions.



When Did You Last Review Your Investment Strategy?

Many investors purchase a property and then simply let it run. The most successful investors regularly ask:

Should I:

- Hold?
- Renovate?
- Refinance?
- Purchase another property?
- Increase rent?
- Improve presentation?
- Review my current property management?

A simple annual review can often identify opportunities to improve performance while reducing unnecessary costs.



Your 2026 Investment Property Checklist

- ☐ Rent reviewed within the past six months
- ☐ Market appraisal completed
- ☐ Tenant satisfaction reviewed
- ☐ Maintenance plan updated
- ☐ Insurance reviewed
- ☐ Compliance checked
- ☐ Long-term investment goals reviewed
- ☐ Property management performance assessed

Complimentary Investment Property Review

At Place Redcliffe Peninsula, we believe every investment property deserves a strategy - not just management.

Our complimentary Property Performance Review includes:

- Current rental assessment
- Local market insights
- Rental growth opportunities
- Presentation recommendations
- Tenant demand overview
- Property management review
- Long-term investment discussion

Whether your property is currently managed by Place or another agency, we're happy to provide independent advice to help you maximise your investment.





Ready To See How Your Investment Property Is Performing?

Book your complimentary Property Performance Review today.

You'll receive:

- Current rental appraisal
- Property performance review
- Local market insights
- Investment recommendations
- No obligation advice



Because every investment
property should be performing at
its full potential.



SALE PRICE UPDATE

Scan for a current sales price update and
market overview for your property.



RENTAL PRICE UPDATE

Scan for a current rental appraisal and
market rent update for your property.

Contact our team today!

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