

## first to 'get it right'

Let First Commercial Realty make a difference to the value of your property by taking away the stress and facilitating real growth through strategic property planning. Our easy handover process is hassle free. All you need to do is provide us with your completed handover authorisation form and we will take care of the rest for you. It's that easy!

Your property deserves the attention of expert property managers who offer brilliant attention to detail and impeccable service. Your property deserves First Commercial Realty.



*"It's our job to make managing your property a hassle free experience for you."*

**Angelo Efsthatis**

Managing Director, First Commercial Realty



**you and your investment property  
are our first priority at  
first commercial realty**

**property managers with a real difference**

### contact us

**First Commercial Realty**  
Phone +617 3391 9500 | Fax +617 3391 6299

**Head Office**  
Suite 2, 125 Wellington Rd, East Brisbane Q 4169

**Postal Address**  
PO BOX 7129, East Brisbane Q 4169

**don't settle  
for second best.**   
[www.firstcommercial.com.au](http://www.firstcommercial.com.au) COMMERCIAL REALTY

## first for 'understanding'

We understand that your property is an important investment; we also understand it can present many challenges. Whether you've got office/retail space to lease or a warehouse to let, at First Commercial Realty, we will not only ensure your property is managed effectively, giving you the best possible return; we'll take away the worry and strive to increase your property's value.

Angelo Efsthatis, First Commercial Realty's Managing Director knows exactly what it's like to walk in your shoes. He has over 25 years of 'hands on' experience as a commercial, retail and industrial property owner. He knows firsthand what you expect, and that's exactly what Angelo and his team deliver.

## first for 'communication'

At First Commercial Realty, we communicate openly and honestly and we do it often. We are committed to providing you with all the information you need; and we provide it in a clear and understandable manner. You will also benefit from 24/7 access to your property information via a private client website portal accessible from the First Commercial Realty website.

## first for 'service'

Anyone can collect the rent for you, but collecting the rent is only one part of the job. When you engage a specialist agent like First Commercial Realty, you can expect that agent to manage everything.

At First Commercial Realty we have the knowledge and experience to do what the 'average' property manager can't.

Our proactive approach is our most outstanding quality and takes dedication to client satisfaction to another level. We will:

- Advise on acceptable lease structures to help your investment retain its value and realise its future growth potential
- Negotiate your lease terms with the tenant to obtain real results that ensure the value of your property is enhanced
- Not charge re-leasing fees on sitting tenants (usually 50% of standard leasing fee)
- Connect with your tenant in an expert manner regarding lease queries, compliance issues and problems that may arise, achieving the best possible outcome for all
- Conduct weekly inspections on your property and ensure it is maintained to a high standard at all times
- Enforce our zero tolerance of rental arrears
- Optimise occupancy by tracking and filling vacancies quickly
- Regularly report to you in an easy to read format
- Share our knowledge, offering the latest market information on rental and sale values and keeping you informed of current market trends.

The future value of your property is dependent, in part, upon the quality of its property management. Can you afford to partner with a non-specialist commercial property manager?

