

HARCOURTS PROPERTY CENTRE

PROPERTY MANAGEMENT



DIMITRI LOUKARAS

0439 089 194

dimitri.loukaras@harcourts.com.au

WORKING WITH OUR TEAM

We're proud to announce that Harcourts Property Centre has been recognised internationally as the fastest growing Property Management Business.

And there's a few good reasons why!

- We offer the best value fees package in the market.
- Whether you'd like to get paid weekly, fortnightly or monthly, we'll make it happen. Alongside payment flexibility we can also arrange special disbursements when required.
- Communication regarding maintenance can get old, fast. That's why we keep you in the loop with positive things happening too!
- We like to keep busy. Our dedicated leasing team are on the road six days a week.
- We take the time to understand your goals and are committed to making sure you reach them. A comprehensive approach to your investment journey is part of our DNA and we have a suite of subsidiary services to assist.
- Harcourts Property Centre is not a branch of our sales business. Our Directors have a hands-on approach to the Property Management business day to day.
- We're ahead of the curve in every sense. Staying ahead of the technology curve means we can deliver a seamless and memorable customer experience.
- If you're not happy, we're not happy. Our promise is that you'll be 100% happy or you can leave your agreement with no financial penalty - no questions asked.
- We have your back. As a client of ours, we're on your side!

**THIS IS WHAT YOU CAN LOOK FORWARD TO
WHEN YOU JOIN THE HARCOURTS PROPERTY
CENTRE FAMILY.**

YOUR TIMELINE

1.

Property Tour

2.

Marketing

3.

Compliance

4.

Leasing Process

5.

Meet your team

6.

Property Management
Process

7.

Recommendations

8.

Why Choose Us?

MARKETING

A great property deserves an even greater marketing campaign.

Over many years, we've formulated the perfect recipe when it comes to leasing your property and finding the ultimate tenant. We know what makes people tick and we don't cut corners.

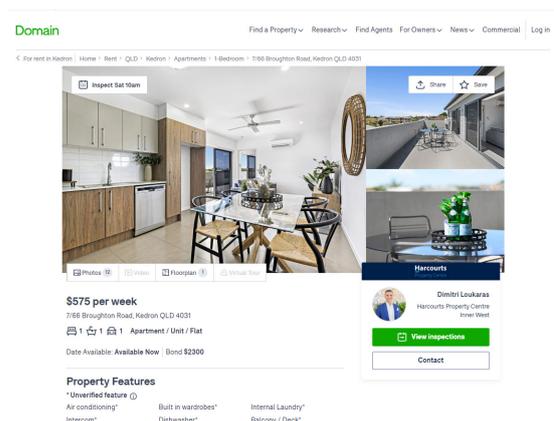
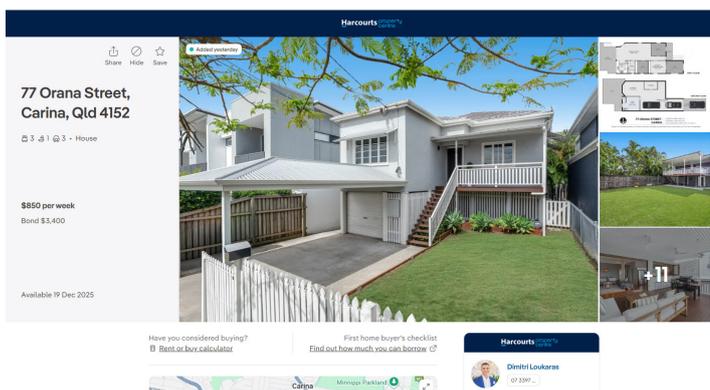
PROFESSIONAL PHOTOGRAPHY

A picture is worth 1,000 words. We work closely with professional photographers who will help you secure not only a good tenant, but a great tenant. We'll produce a gallery of vibrant images that capture the very essence of your property.



INTERNET MARKETING

When it comes to online marketing, bigger really is better. This is why we have secured you the best available rate for premiere placement on realestate.com.au, Domain and Homely, among others.



MARKETING

SOCIAL MEDIA CAMPAIGN

Social media is a sure way to generate interest around your property. It gives us an opportunity to target and remarket to prospective tenants living in and around the area. With the average Facebook user spending 12.5 hours a week on Facebook, it's fast becoming one of the most powerful investments you can make when leasing your property.



Harcourts Property Centre

FOR LEASE

DIMITRI LOUKARAS

0439 089 194

LACHLAN

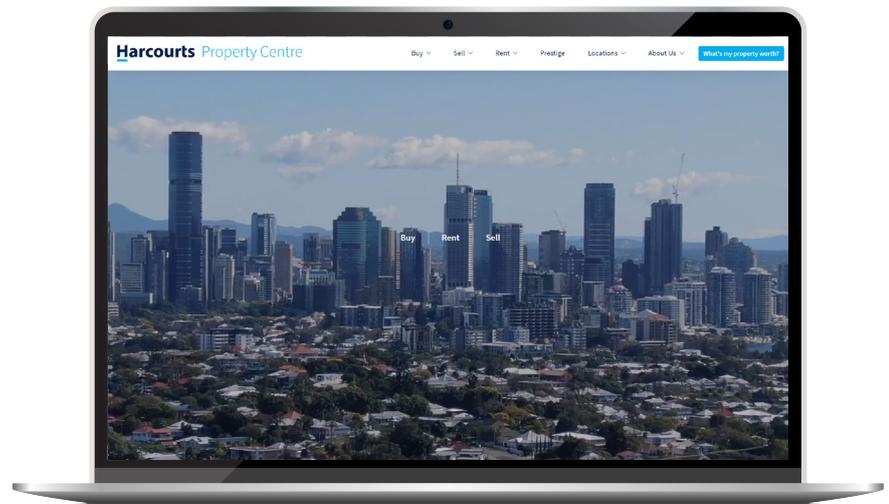
BUTTERWORTH-LOVE

0434 525 611

PROPERTYCENTRE.AU

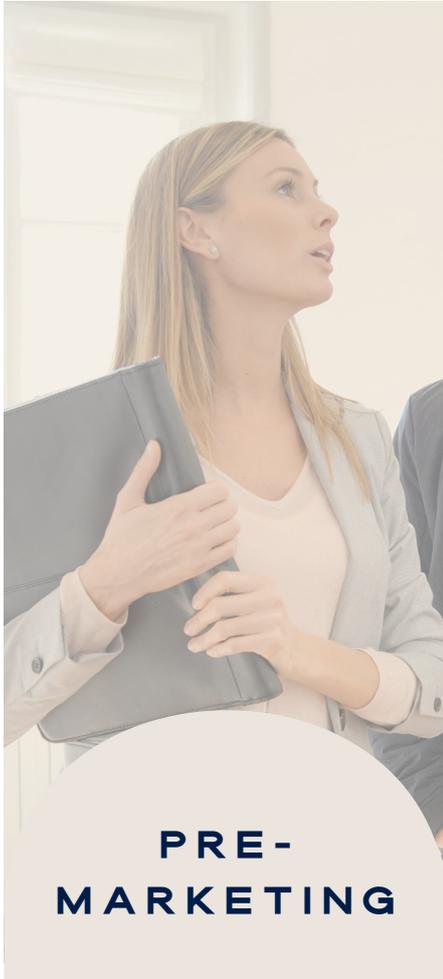
SIGNBOARDS

Signboards are key. Signboards capture the attention of potential tenants brunching at the corner café, walking their dog at the park or visiting their friends and family in the area. Signboards are the most effective way to get your property in front of those who matter most.

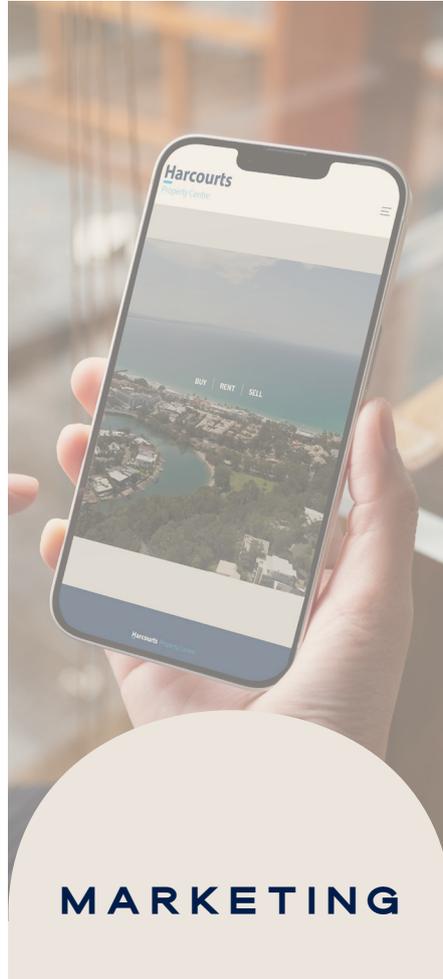


TENANCY DATABASE
AND
HARCOURTS WEBSITES:
COMPLIMENTARY

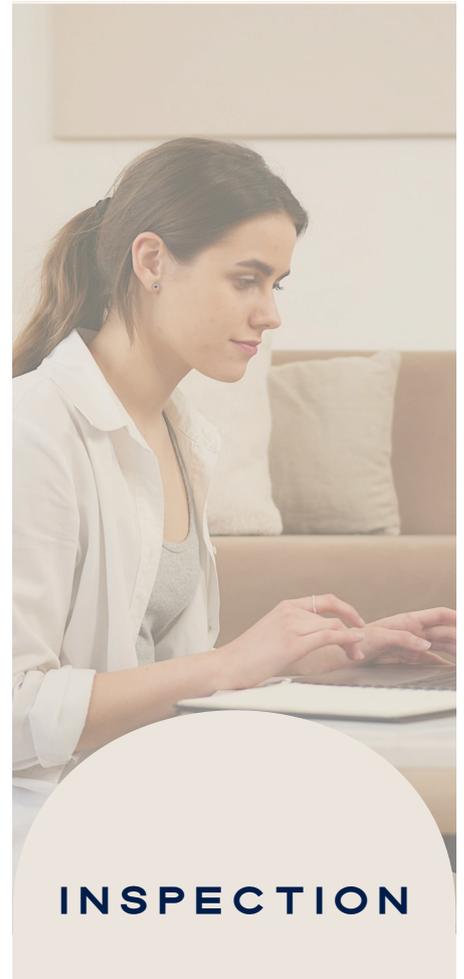
LEASING PROCESS



1. Appraisal meeting
2. Proposal
3. Management Agreement
4. Compliance walk through



1. Book photography
2. Photography returned
3. Advertisement Draft
4. Ideal Tenant Profiling
5. Launch to portals
6. Social Media Campaign
7. Lease Signboard installed
8. Open for Inspection Date



1. Contact prospective tenants
2. Advise investor of attendance
3. Conduct first Open Home
4. Tenant Match
5. Investor feedback
6. Open for Inspection Dates



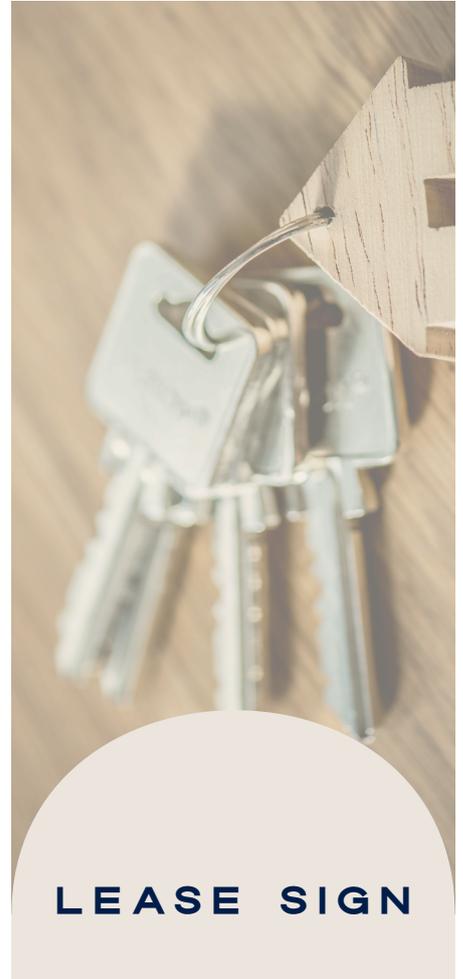
APPLICATION

1. Process Applications
2. Obtain references
3. Tenancy Database checks
4. Investor Instructions
5. Approval Confirmed



DEPOSIT

1. Advise tenants of approval
2. Lease Documents prepared
3. Lease Agreement sent to tenants
4. Payment Details sent to tenant
5. Bond details sent to tenant
6. Payment Confirmation



LEASE SIGN

1. 3 x Set of Keys to agent
2. Entry Condition Report Scheduled
3. Smoke Alarm Compliance Check
4. Water Compliance Check
5. Pool Compliance Check
6. Property Manager Introduction

MEET YOUR TEAM

HEAD OF INVESTMENT & LEASING

DIMITRI LOUKARAS



DIMITRI LOUKARAS

0439 089 194

dimitri.loukaras@harcourts.com.au

Boasting a successful career in real estate spanning almost a decade, Dimitri Loukaras has built a reputation based on professionalism, empathy and a passion for helping people.

No matter how far into your real estate journey you are, Dimitri's expertise and drive are invaluable assets when it comes to navigating the ever-changing property market.

As our Head of Client Investment, Dimitri is able to leverage his people skills and build strong relationships with both property owners and tenants alike.

In his unique position, Dimitri is able to not only help investors list properties for lease but also assist tenants in finding a home that is perfectly suited to their needs. Dimitri works with both experienced and first-time investors, ensuring their portfolios are in safe hands and performing to their full potential.

Dimitri prides himself on his ability to think outside the box when it comes to real estate. Sometimes the best path forward is not always clear or simple and it is this willingness to explore any avenue that appeals to clients.

Dimitri and his dedicated team offer a proactive leasing service complete with exemplary marketing, private and after hours open homes, a large database and immediate response to tenant enquiries. This ensures that Dimitri and his team are consistently achieving premium rental prices whilst ensuring they secure quality tenants in a time quicker than the industry norm.

INVESTMENT AGENT

LACHLAN BUTTERWORTH-LOVE



**LACHLAN
BUTTERWORTH-LOVE**

0434 525 611

Lachlan.butterworth-love@harcourts.com.au

With a strong focus on results and service, Lachlan works closely with landlords and investors to ensure their properties are leased efficiently, strategically, and with minimal downtime. He understands that every day a property sits vacant impacts an owner's return, and he takes a proactive, hands-on approach to marketing, tenant selection, and follow-up to achieve the best possible outcome.

Known for his clear communication and reliability, Lachlan prides himself on keeping landlords informed throughout the leasing process while delivering a high level of service and attention to detail. His approach is built on trust, responsiveness, and a genuine commitment to protecting and maximising his clients' investments.

Supported by the systems, reach, and reputation of Harcourts Property Centre, Lachlan combines local market knowledge with proven leasing strategies to deliver consistent results for property owners.

TEAM MANAGER OF INVESTMENT & LEASING

JAKE MCCLEAN



**JAKE
MCCLEAN**

0412 582 050

jake.mcclean@harcourts.com.au

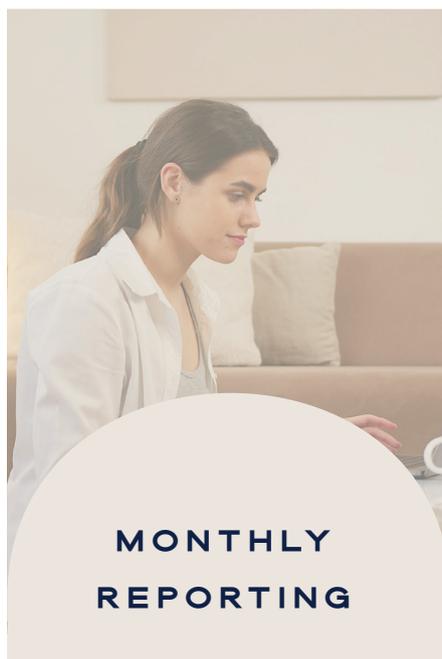
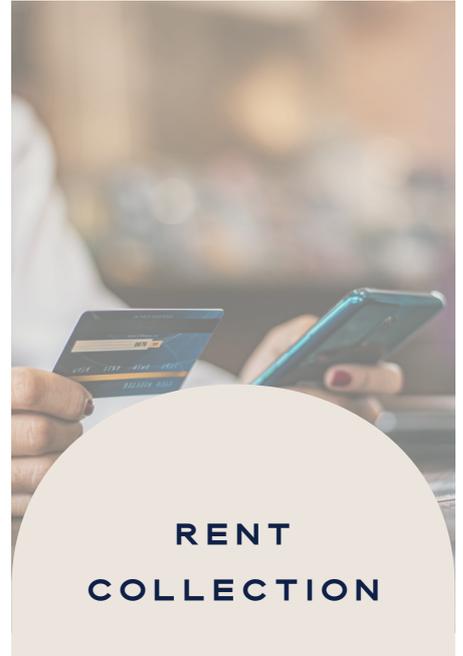
Recognising the needs of investors in a challenging real estate market requires a specialised level of knowledge and commitment to rival the very best in the business. Jake understands that choosing a managing agency is a crucial decision for investors and he always aims to deliver genuine client care.

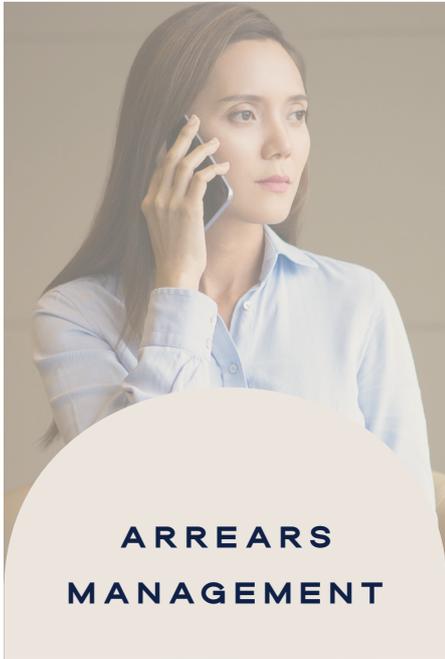
As team manager for Client Investment, Jake oversees the team's operations, and prioritizes client satisfaction and success. His strong administration and management skills ensures that every investment decision is informed, strategic, and aligned with his client's financial objectives.

Jake's dedication to his clients and his team, coupled with his deep knowledge of the local real estate market, makes him a trusted advisor and a valuable partner in any real estate investment journey.

PM PROCESS

MANAGE

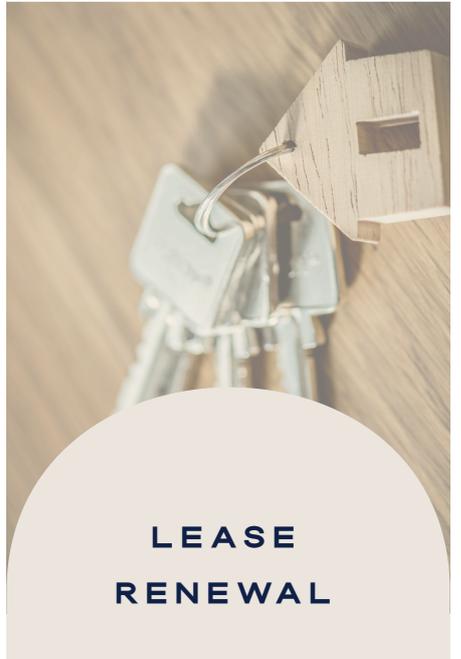




**ARREARS
MANAGEMENT**



**RENT
REVIEWS**



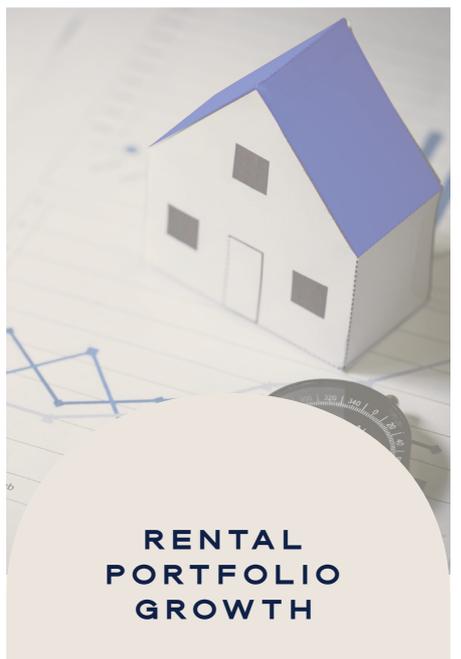
**LEASE
RENEWAL**



**TAILORED
LEASE TERM
DISCUSSIONS**



**MORTGAGE
HEALTH CHECK
REFERRAL**



**RENTAL
PORTFOLIO
GROWTH**



FEEDBACK FROM CLIENTS JUST LIKE YOU

“

I cannot rate Dimitri and his team highly enough. I was super nervous taking on a second mortgage for our investment property during the pandemic and Dimitri reassured us every step of the way. More importantly, he was totally honest and transparent, when we had our first tenants pull out at the last minute he informed us immediately and his team continued to work to secure high-quality tenants. In just a couple of weeks from the settlement, we had tenants with a long-term lease. Obviously, the key thing you want from an agent is to get the job done and quickly, which is exactly what Dimitri and team did for us, but his friendly, honest nature was the icing on the cake.

“

We now have two rental properties managed by Harcourts and we are so impressed with the professionalism, knowledge and understanding of Dimitri, who conducted the initial phase of renting out our most recent property. It was an easy process to organise all the aspects of our new rental property. We were so happy with how quickly our property was leased and our tenants are absolutely wonderful. It was great that Harcourts organised smoke alarms and water efficiency for the property for us - this saved us time and energy! Communication has been fantastic and we feel very comfortable leaving our property in the hands of Harcourts. Thank you!



LEASED

“ We engaged Harcourts to list our rental property in Brisbane, and was absolutely astounded with the result.

We had Dimitri Loukaras look after us, and we couldn't recommend anyone better. Efficient, timely and professional. He also achieved a rental result which was beyond our expectations.

Again, we highly recommend Dimitri for anyone looking to list their property or otherwise.

- Anthony, Greenslopes



LEASED

“ We had an excellent experience with Dimi and the team at Harcourts Property Centre with leasing out our property.

We had just come from a terrible experience with another agency so were quite anxious to begin with, but Dimi and the team were fantastic from start to finish and made us feel comfortable and confident that we were in the right hands.

Dimi and the team kept us up to date and communicated every step of the way until we got the outcome we wanted (and I believe it was also a suburb record!). Thank you Dimi and team - we highly recommend them!

- Jennifer, Carina



LEASED

“ Dimitri provided a high level of service and achieved a great outcome for us.

His persistence and dedication was awesome and he was a pleasure to deal with.

It certainly was a challenging time with everything that is going on, but we highly recommend Dimitri and Harcourts Property Centre.

- Simon And Stacey, Hawthorne



LEASED

“ Dimitri is absolutely wonderful to work with! My husband and I just purchased an investment property and Dimitri was very helpful in taking us through the steps to get it ready for renters. Dimitri identified reliable tenants and we are grateful for his efforts. We felt at ease through the process as we could rely on Dimitri and the team at Harcourts Property Centre. We are very happy they are on our team!

- Landlord, Rochedale South

Harcourts Property Centre

DIMITRI LOUKARAS

0439 089 194

dimitri.loukaras@harcourts.com.au

propertycentre.au