



FLETCHER & REICHEL REAL ESTATE

RENTAL PROPERTIES - ADDING VALUE

NEW BUILD (OFF PLAN) VS. CLASSICAL: NEW BUILDS TEND TO COMMAND A HIGHER RENT (DUE TO EXTRAS) WHEREAS CLASSICALS TEND TO APPRECIATE BETTER. PLEASE SEE 'CLASSICAL VS. NEW BUILD (OFF PLAN)' FOR SPECIFICS.

RENOVATION: IT IS IMPORTANT THAT THE APARTMENT BE CLEAN AND CRISP.

THIS MEANS RENOVATED TO A NICE STANDARD. DON'T EXPECT PEOPLE TO WANT TO RENT/LIVE IN AN APARTMENT, THAT YOU WOULDN'T CONSIDER LIVING IN YOURSELF. THIS IS ESPECIALLY TRUE OF FOREIGN TENANTS. KITCHEN AND BATHROOM FACILITIES SHOULD BE MODERN AND COMPLETE, WHILE THE FURNITURE SHOULD BE SOLID, STABLE AND CLEAN. THIS IS ALSO TRUE FOR THE GENERAL DE-MEANOUR OF THE APARTMENT.

FURNITURE: TENANTS USUALLY PREFER TO RENT 'TURN KEY'. READY TO MOVE IN.

THIS MEANS FULLY FURNISHED, INCLUDING SUCH EVERYDAY ITEMS AS IRON/IRONING BOARD, LAUNDRY BASKET, WASHING MACHINE/DRYER, AS WELL AS BASIC ENTERTAINMENT ITEMS SUCH AS A TV AND A DVD PLAYER.

THE TENURE FOR MOST TENANTS IN BUDAPEST IS 1-3 YEARS. THEY DO NOT WANT TO WORRY ABOUT BUYING ITEMS THEN SELLING THEM LATER ON.

OFFERING THE MOST VALUE FOR YOUR APARTMENT MEANS IT IS MORE COMPETITIVELY PRICED. WHILE IT MAY COST YOU MORE IMMEDIATELY, IT WILL PAY FOR ITSELF WITHIN A FEW MONTHS. THESE ITEMS ARE COVERED BY A DEPOSIT, SO THERE IS NO NEED TO FEAR FOR THE SAFETY OF YOUR INVESTMENT.

REAL ESTATE SOLUTIONS BASED ON
SERVICE AND SIMPLICITY

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