

Property Forensics - extracting higher returns

DOCUMENT AUDIT

All documents required for effective management and informed investment decisions are complete and at hand.

INTERPRETATION

Leases & associated documents are interpreted and audited against the existing database.

INCOME STREAMS

Income streams are assessed for correct increases since inception, and all future review opportunities are diarised.

BUDGET FORECASTS

Minimise growth anomalies in automated long term forecasting models.

INCOME SECURITY

Minimisation of risk to income streams with regard to increasing levels of securities entitlements.

EXPERIENCE

20 years experience in institutional & agency management, property transactions and consultancy.



Gardner Consulting can supplement your existing management duties by auditing your records to ensure maximum investment returns from your portfolio.

We firmly believe that for superior performance *the devil is in the detail*. Investment returns and strategy decisions are contingent upon a complete and accurate database.

We have found every database benefits from an audit, especially when database transfers occur. We can improve the integrity of income streams, client reporting, informed decision making and transactional opportunities.

Our confidential audits ensure all income streams have been identified and captured, and all escalation opportunities are maximised.

At the end of the audit you will receive a report summarising our findings, and can guarantee your internal clients the accuracy and integrity of your records.

- We audit tenancy records to ensure all relevant documents are at hand, all income streams are correct and review opportunities are up to date and correctly diarised.
- Our audits have discovered over \$1m in lost property income to improve both the cashflow and value of property portfolios.
- We ensure the Security Deposits and Bank Guarantees you are entitled to are in place to minimise risk.
- We provide a convenient "bolt-on" audit service when your existing resources are stretched with normal day-to-day management duties.

SERVICES AVAILABLE

Document Audits

Lease / Database Audits

Due Diligence Audits

Income Security Audits

Tenancy Schedule Establishment

Outgoings Recoveries

General Management/Consultancy

Policies & Procedures

Portfolio Transition

GARDNER CONSULTING

t. 0401 990 593

e. wayne@gardnerconsulting.com.au

w. gardnerconsulting.com.au

abn. 53 534 989 603