

## SALES & VALUATIONS

Our experienced sales & letting team have been providing services to clients since 1994 and understand property and the dynamics that affect them. In achieving the optimal price for your property, they will take many factors into account, including current and anticipated demand, prices achieved for properties similar to yours and proximity to local amenities. A fully accurate valuation can only be provided following a visit to your property.

Falcondale also has a dedicated Commercial Team working on all aspects of Commercial and Industrial sales, commercial property acquisition, commercial lettings, lease renewals & rent reviews. Specialist areas include; new & existing builds of Industrial, Warehousing, Retail Shops and Office Units along with commercial development sites.

## PROPERTY MANAGEMENT SERVICE

When you decide to use Falcondale Properties Ltd – what can you expect? Well, as Property Management Specialists we promise to manage your property efficiently and professionally, maximising and protecting your investment.

Here is a quick guide to our optional Management Services:

- Rent Collection – As Direct Debit Originators we can collect rent from tenants bank accounts. Our Rent Control Department will contact the tenants directly if rent payments are not received for any reason on the due date.
- Maintenance – Looking after the reported day-to-day general wear & tear, repairs and or damage to the property. We source the services of reliable contractors, dealing directly with them, arrange access to the property for the contractors and upon completion of maintenance work arrange payment.
- Property Inspections – the number of inspections are agreed at beginning of lease term. A Falcondale Agent carries out the inspections and a report is sent to the owners.

- Accounts – (along with rent collection service), we can produce an annual report with a Ledger of all payments completed during the course of the year. (T & C apply)

## RENT REVIEW SERVICE

For both Residential and Commercial properties Falcondale Properties offer a comprehensive rent review service including, Initial Advice, Negotiations and Results. Discussions on your desired target rent are followed by advice on the current open market rental value on your property.

Falcondale Properties will complete all the negotiations and work necessary in order to secure the rent review on your behalf, email: [info@fpl.ie](mailto:info@fpl.ie) Web: [www.fpl.ie](http://www.fpl.ie)

## LEASE RENEWAL SERVICE

- Falcondale Properties Ltd computerised system protects our clients' interests by alerting them to the renewal date – well in advance!
- We contact clients who avail of our letting service 2 months prior to the end of the lease term, and advise on all the essential documentation required for the lease renewal.
- Rent Review – we will advise the current Open Market Rental Value.
- A standard inspection is carried out at every lease renewal but a detailed inspection can be tailored to an individual owners' requirements.
- Lease Agreement – an up-to-date document is prepared by Falcondale Properties Ltd and signed by the tenant.

**YOUR No.1**  
*Property*  
**Management Company**

Fitzwilliam Business Centre, Suite 1241,  
77 Sir John Rogerson's Quay, Dublin 2  
Ph: 353 (0)1 426 4890 Fax: 353 (0)1 640 1901

Main Street, Newbridge, Co. Kildare.  
Ph: 353 (0)45 438808 Fax: 353 (0)45 438809

Email: [info@fpl.ie](mailto:info@fpl.ie) Web: [www.fpl.ie](http://www.fpl.ie)

  
**Falcondale**  
PROPERTIES LTD.  
DUBLIN & KILDARE

 **IPFMA**  
International Property Federation of Managers and Agents

  
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## INTRODUCTION

Falcondale Properties Ltd is a family run business that was established in Newbridge, Co. Kildare in 1994. Since then we have become Kildare's largest and most successful Property Management company. Due to continued expansion we relocated to larger premises on Main Street, Newbridge in 2004 and we opened our Dublin office in 2011. We are currently expanding our services throughout Leinster.

Falcondale Properties Ltd. employ dedicated Property Managers and other specialised staff catering for every client's individual requirements. We provide a full range of operational and administrative managed services.

Our professional and specialised staff include:

- *Block Managers*
- *Property Managers*
- *Commercial Lettings Agents*
- *Residential Letting Agents*
- *Facilities Manager*
- *Rent Controller*
- *Administration and Accounts Team*

At Falcondale Properties Ltd, we've installed the latest in computer technology and software to ensure a fast, efficient and informative service for clients. We back up our friendly, qualified staff with a customised Management System and Computerised Accounts.

Falcondale Properties Ltd is fully Licenced, Bonded and Insured and has substantial Professional Indemnity Insurance to ensure that our clients' money is fully protected.

## OUR SERVICES

- *Residential Apartment Block Management*
- *Commercial Estate Block Management*
- *Commercial Sales & Lettings*
- *Residential Sales & Letting*
- *Valuations*
- *Property Management*
- *Property Maintenance*
- *Rent Collection*
- *Lease Renewals*
- *Rent Reviews*
- *Portfolio Management*

We offer a full Letting and Property Management Service - and we guarantee to take the hassle out of renting. Once you've placed your property in the best hands in the business, you can feel free to concentrate on the good things in life.

At Falcondale Properties, we believe in looking after our clients. Our friendly and professional staff are always at your disposal to discuss your on-going or changing requirements, whether it's a consultation with our Property Investment Advisor or an introductory meeting with the Lettings team.

## BLOCK MANAGEMENT

As an investor / owner, it's a comfort to know that professionals who understand the day-to-day business of Property Management look after your property. Effective Block Management protects the fabric of your investment by ensuring that those areas held in common with fellow investors are properly maintained, insured and secured at all times.

Your Falcondale Block Manager, with the Accounts and Administration teams, oversees a team of service providers, including insurance brokers, alarm engineers, lift engineers, electric gate engineers, landscape gardeners and many more. We obtain preferential quotes, collect service fees and answer queries professionally & quickly.

## LETTING SERVICE

- Your Falcondale, Property Manager, will meet at a time convenient to you, assess your property and determine the Open Market Rental Value. They will go over all our services & fees, answer any queries and advise you on any improvements to the property.
- Once the contract is signed we will advertise the property, using all the details taken at the assessment and display images of the property. The full colour brochures will be produced and displayed on the following websites [www.fpl.ie](http://www.fpl.ie) & [www.daft.ie](http://www.daft.ie)
- Our letting team will arrange viewings to suit potential tenants, 6 days a week, or 7 if necessary.
- All potential tenants are required to provide references that will be verified in full by our administration team. If satisfactory, the property will be leased for the agreed term.
- All utility bills will be transferred to the tenants name and a standing order will be set up for the monthly rental payment.

**Tel: 01 426 4890 / 045 438 808**

**[www.fpl.ie](http://www.fpl.ie)**