



Our company's focus is on client satisfaction and excellent customer service and by exceeding expectations and delivering on every aspect of the services offered, Able has seen the company grow mainly through referrals from existing customers, so we must be doing something right!

*"Professional, courteous, and wonderful to work with: I highly recommend Able Properties. They found great tenants for my apartment in Clongriffin who are paying a very reasonable rent, considering the market conditions, and most importantly they made renting out my house a completely stress-free experience. I live abroad, and that's the kind of letting and management agency I needed: someone who would take care of absolutely everything, and who would get me the maximum rent possible". Greg, Germany"*

*"I have used Able Property Services on numerous occasions over the last few years to let my property in Dundrum and found the service to be excellent, friendly and thorough. Able Property was able to turnaround lettings in extremely quick time frames and found suitable tenants on each occasion. Their attention to detail is exceptional and they really put in the effort required to find that suitable tenant, by viewing at any time or day, throughout the week. My tenants have also indicated how efficient they are. I am very happy to have Able Property Services look after my lettings in the future as they know what I am looking for and what kind of tenant would suit the property. Ross, Dundrum."*

*"My wife & I engaged Able Property Services to let our apartment in Wyckham Point, Dundrum in anticipation of us moving abroad. While we did also consider other agents, Linda had come highly recommended and offered a more personal service at a competitive price. Our apartment was let in no time and the service since has been of a high standard. Linda has always been available to us when needed which, given how effectively she has managed the property, has not been often. I would and will recommend Able Property Services to friends and family". James, Hong Kong*



**Dave & Linda Gardner**

Able Property Service is a family run business based on Dublin Southside with a combined experience in letting and management in Dublin and surrounding counties for 20 years. We are licensed with the PSRA and fully insured.

From single property letting and management to unused holidays homes, clean and clears, sale or rent preparation, vacant property refurbishment and renovations - Able Property can take it every step of the way - so please call us today and see how we can provide solutions for you.

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## WHAT WE DO:-

### Letting and Management

Finding a letting or managing agent in Dublin is easy, but choosing the right one is bit more difficult!

- Able negotiate excellent rents and achieve very quick turnarounds
- We put an emphasis on getting reliable and trouble-free tenants
- We operate a No Rent/No fee policy
- Free standard advertising
- Our fees are extremely competitive
- Packages are tailored to suit the client

"We first dealt with Able properties about 5 years ago. We found them to be extremely professional and very efficient through out the whole process. This helped remove any anxiety we had and we have always been delighted with the speed at which tenants have been found. Previously we had used other well known letting agents but Able Properties are simply the best letting agents we have used and we will continue to use them."  
Jonathan, Wyckham, Dundrum

### Buy-to-Let Portfolio Renovations

Our comprehensive range of services offers pro-active, cost-effective and affordable solutions to clients, both in the residential and commercial sector. Our "One-Stop-Shop" ensures there are no costly consultancy fees, we do it all here under one roof. As you will see from the following examples, we have achieved full occupancy and substantially increased rental income, by 100% in many cases, for many individual investors, consortium's and NAMA related clients.

"I have referred Able Properties Services to my clients in regard to their property portfolios as I found them to be efficient, pro-active and reliable in dealing with issues. Their streamlined services ensure that they are cost-effective and it is great to deal with a company that comes to me with solutions, rather than problems. I would have no hesitation in recommending their services to anyone, and have already done so by word of mouth." Aidan Byrne, Lead Tax Partner, Baker Tilly Ryan Glennon

### Executor Sale and Buy-to-Let Property Preparation

In some cases properties need to be prepared for immediate sale but in many others, the disposal of assets is not the most advantageous solution.

In either event, Able Property can utilize all of our experience and expertise in property management to enhance the value of properties and in meantime ensure that they achieve the best market rental in the intervening period.

"I would highly recommend Able Property Services as I have worked with them for several years now. They let and management residential properties for me and have also worked on more complex projects that required complete refurbishment. Able have recently completed work on refurbishing many commercial units and offices and I am always happy with the end result. They're efficient, reliable, value for money and they get the job done with the minimum of fuss".  
Jim Kenny, Projects Manager, Gannon Homes

## Vacant Property - Clonskeagh, Dublin 6

3 Derelict Units  
Total original rental yield: €0



Refurbished Units  
Total current rental yield: €38,000



## Best Rents/Quickest Lets

Let - 2 Bed Apartment in Fortfield Square. Let in 3 days to a professional couple - €1,450



Let from Database - 2 Bed Apartment in Wyckham Place let to two single male professionals - €1,500



## Executor Property - Chapelizod, Dublin 20

Original rental yield: €0



Current rental yield: €10,000



Please visit our website [www.ableproperty.ie](http://www.ableproperty.ie) to see more examples of the scope of our work. Which are outlined in our "Case Histories" and "Gallery" pages. All of these assignments saw rental income, which in many cases was zero or negligible, soar as a result of the improvements carried out by Able Property Services.

