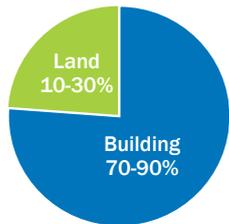


4 STRATEGIES FOR SUCCESS

PROPERTY INVESTMENT

To help you navigate the complexities of the real estate market, we offer four simple property investment strategies. Before you consider which strategy is right for you, it's important to understand land and building ratios. Every dollar you spend counts – one portion goes towards the land; the other towards the building, and potential rental income. Our four strategies outline the impact of the different ratios and help determine which strategy is best for you.

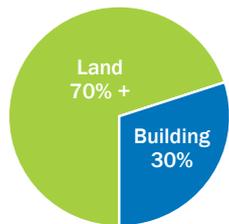
Strategy 1: Yield/Cash Flow



- Land-to-building ratio: 10-30% land: 70-90% building
- Strong yield, lower growth potential
- Strong depreciation benefits
- Seek best location, excluding inner city
- Seek small apartment blocks
- Low maintenance – set and forget
- Ideal for passive investors and SMSFs targeting rental yield/cash flow



Strategy 2: Capital Growth



- Land-to-building ratio 70%+ land: 30%- building
- Hold for long-term, organic capital growth
- Well maintained older houses
- Seek growth drivers – infrastructure, transport, convenience, jobs and amenities
- Ideal for passive investors and SMSFs targeting growth



Strategy 3: Part Capital Growth-Part Cash Flow



- Land-to-building ratio: 30-50% land: 50-70% building
- Balance between cash flow and growth
- Good depreciation benefits
- Seek good growth drivers and yield
- Low maintenance – set and forget
- Ideal for investors and SMSFs targeting rental yield and growth



Strategy 4: Add Value or Develop



- Add-value properties have greater potential for growth
- SMSFs can't develop the property, but can buy and hold for potential accelerated growth
- Seek strong growth drivers
- May be duplex, triplex, multiple, future rezone
- Hold as is, renovate and hold, or develop and hold
- Ideal for investors, first-time developers and seasoned professionals



Download our **FREE Starter Pack**: www.propertywizards.com.au/free-starter-pack/

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WHAT OUR CLIENTS SAY

Here's what some of our clients have said...

"It took just over a month to find the right property. It was not only right, but it exceeded my expectations. They made everything so easy – even from a different country."

– Iain O'Donnell, Philippines

"From our first contact until handover, Trevor and Liz guided us through every step and liaised with all parties on our behalf. We felt confident our interests were well looked after."

– Ian and Fiona Kealley, Kalgoorlie-Boulder

"My interests were always represented, communication was always timely and comprehensive, and the advice pertinent to my needs."

– Daniel Wallenborn, Carine

"A 55% return within a few months – the time to make the decision and go ahead with the subdivision. Once again, that's brilliant."

– Jacquie Ashby (referrer), Perth

"I'd been thinking about building an investment portfolio for some time, but my FIFO job meant I had limited time to scour the market. Without Property Wizards, I wouldn't've been able to find such a promising development site in this fast-moving market."

– Ryan Hawkins, Clarkson

"From our first meeting with Trevor we could see a clear plan to create wealth from property investing."

– Daniel and Helena Cronje

"You made a very complex process very easy. I loved the way you didn't rush, and waited until you found the perfect property for us."

– Peter & Bronwyn Gaby, Perth

"Property Wizards' strategies to accelerate property wealth have become the cornerstone of all our investing and we'll now reach our financial goals much faster."

– Adrian Amaladoss & Nicoleen Simon, Singapore

"Through Property Wizards I uncovered my strategy for making wealth – even in a flat market. Property investment can be done in any part of the cycle; it is just about having the right strategy for that cycle to capitalise on."

– Andre Sauer, Perth

"As a young investor, with a small budget, Property Wizards found me a brilliant property that's increased in value in three years and has further hidden value to unlock. This has given me an amazing start to my financial future."

– Andrew Martin, Sydney