

Thank you for evaluating this information for possible inclusion in your Wealth Creation Programme!

Over the last seven years I have been working with several property developers in Brisbane and Perth who produce high quality developments that conform to the time proven investment criteria explained below.

We now have a selection of **brand New** residential properties for consideration by astute investors. Please study the following information and contact me for a “no obligation free” interview.

I sincerely thank you for taking the time to evaluate this offer and look forward to hear from you in the near future.

How much of your Earned Income is yours to keep?

For most, up to One Third of the Wealth they will or will not accumulate is largely dependent on whether they have a good “Tax Management Programme!”

The Rich get Richer:They keep more of their Earned Income by:

- “Minding their own business”—Real Estate is a business!
- Build Wealth by using their accumulated Assets, and
- Learn to use “a good debt” to their advantage.

Example:

Five year Scenario for \$80,000 Income earner under current Tax Law.

Year	1	2	3	4	5	Total
Wages +3.6% week	\$1,540	\$1,595	\$1,653	\$1,713	\$1,775	\$430,352
Direct Tax paid	\$ 406	\$ 429	\$ 453	\$ 478	\$ 504	\$118,040
Take home Pay	\$1,143	\$1,166	\$1,200	\$1,235	\$1,271	\$312,312

\$118,040 or 27.4 % of your Income is paid in Direct Tax over 5 years under current Tax rates!(Plus GST, Fees, Charges and Levies!)

Our Service to you:

Our aim, first up, is to give you information rather than make “a quick sale”. The benefits for you are that you will make an informed decision at your pace by having all the available Knowledge on:

- Evaluating your expectations and concerns,
- Borrowing capacity & level of borrowing comfort,
- Property Selection: how, why, and where?
- Finance Options: minimise costs and maximise flexibility,
- Making decision with Total Peace of Mind-P.O.M.

IT HAS TO FEEL RIGHT FOR YOU!

In order for us to help you we welcome you to communicate to us all your:

- Concerns,
- Fears, and
- Expectations.

We Help you with:

- 1/. Finance: make sure that you get the best deal at the time,
- 2/. Valuations: make sure that you are buying at the right price,
- 3/. Independent rent report: make sure that the rent is realistic, and
- 4/. Depreciation schedule for maximum Tax Benefits

Negative Gearing: “The Wealth Accelerating Programme!”

Benefits:

- Create Tax-Free Income in Retirement,
- Convert Tax dollars into Investment dollars,
- Pay little or No Tax,
- Enhance your lifestyle,
- Increase Cash reserve,
- Use your Assets effectively, and
- Take advantage of a “good debt”.

Your Partners in Wealth Creation:

- 1/. The tenant- will give you an income stream,
- 2/. The A.T.O.--will add to your income in the way of Tax Deductions, and
- 3/. Your accumulated Equity or cash deposit plus Taxable Income will give you borrowing power.

Learn about the Tax Act:

By learning, and effectively implementing the principals of Negative Gearing as set out in the Tax Act, you can accumulate several Income producing and appreciating Assets at minimal or No cost to you!

“Achieve \$70,500 in Capital Growth Owning a well selected Rental Property Investing an average of \$75 per week over five years!”

Example of a well selected Investment Property recently offered to our clients:

- Location: Burpengary, approx. 33 km. north of Brisbane CBD, off Deception Bay (full info pack available on request.)
- Cost..... \$249,000, plus buying expenses,
- Independent valuation by Megaw & Hogg ---available.
- Rent per week....\$250 confirmed by rental agents—available.
- Depreciation schedule from Quantity Surveyor—available .

To maximise Tax Benefits borrow 100% plus Expenses @ Interest Only!

Year	Details	1	2	3	4	5
Value of Prop + 7%.	\$249,000	\$266,430	\$285,080	\$305,035	\$326,380	\$350,000
Buying Expenses	\$ 11,000					
Mortgage	\$260,000					
Net Growth @ 7%		\$6,430	\$25,080	\$45,000	\$66,000	\$90,000
Rent @ \$250 k.+3.6%	\$250	\$ 250	\$ 260	\$ 265	\$ 275	\$ 280
Interest @ 7%	\$350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350

For this example we are using Fixed Rates, but we do not recommend fixing Interest rates any longer than two years, depending on current circumstances at the time!

Two Types of Tax Deductions: “The Advantages of Negative Gearing.”

1/. Cash Deductions:

Interest @ 7% Interest Only!	\$350	\$350	\$350	\$350	\$350
Rates, Body Corp. Ins. +3.6%	\$ 68	\$ 68	\$ 71	\$ 73	\$ 76
Property management 7.5%	\$ 19	\$ 19	\$ 20	\$ 21	\$ 22
Accountant’s’s fee, Inspection	\$ 10	\$ 10	\$ 15	\$ 15	\$ 20
TOTAL	\$447	\$447	\$456	\$459	\$468

Loan @ Interest Only, fixed for 5 years for this example only, but not recommended for any longer than 2 years?!?!

2/. Non Cash Deductions:

Loan Costs	\$ 24				
Depreciation ***	\$ 168	\$ 93	\$ 93	\$ 93	\$ 84
TOTAL	\$ 192				
(Loan costs paid up front and claimed over the next twelve months.)					
TOTAL Weekly Tax Deductions	\$639	\$ 540	\$ 549	\$ 552	\$ 552

*****Two types of Depreciations:**

- 1/. Capital allowance (bricks and mortar) at 2.5% over 40 years, and
- 2/. Furniture and fittings over the first ten years. Both are outlined in the *Quantity Surveyor's Report*, available after settlement, and ATO hand book.

New Taxable Income after buying above Property:

Wages + 3.6%	\$1,540	\$1,595	\$1,653	\$1,713	\$1,775
Rent + 3.6% c.p.i.	\$ 250	\$ 260	\$ 265	\$ 275	\$ 280
Less Tax Deductions	\$ 639	\$ 540	\$ 549	\$ 552	\$ 552
New Taxable Income	\$1,151	\$1,315	\$1,369	\$1,436	\$1,503
New Tax payable	\$ 274	\$ 326	\$ 343	\$ 364	\$ 391
Tax Gain (Previous less New)	\$ 132	\$ 103	\$ 110	\$ 114	\$ 113

Tax Gain over 5 years: \$29,736.

Weekly Cash Flow---The Bottom Line!

Rent + 3.6% cpi	\$250	\$260	\$265	\$275	\$ 280
Plus Tax Gain	\$132	\$103	\$110	\$114	\$113
Less Cash Expenses	\$447	\$447	\$456	\$459	\$468
Your Weekly Investment	\$ 65	\$ 84	\$ 81	\$ 70	\$ 75

Your weekly cumulative Investment over five years is: \$19,500 or an average of \$75 per week!

Position after 5 years:

Value of Property @ 7% Growth	\$ 350,000
Mortgage	\$ 260,000
Your cumulative Investment over 5 years	\$ 19,500
Capital Gain: (\$350,000 less Loan \$260,000 less Contributions \$19,500)	\$ 70,500

Two Fundamentals for Property Section:

1/. CAPITAL GROWTH:

Property Investment is a vehicle to get your income in the top 2% of Retirees. According to the latest statistics from the Treasury Dept. only 2 out of every 10 Retirees will get to 65 with an Income of \$30,000 or more! Nationally only a small percentage of properties will grow in value **consistently**, therefore, it's important to select properties that comply with the rule of 72, i.e., at 7.2% growth p.a. the property will double in value every 10 years. This is achievable in locations that have:

- **Land scarcity,**
- **Demand due to Population/ Economical Growth,**
- **Location conducive to desirable lifestyle by tenant.**

2/. CASH FLOW:

Most businesses fail within the first two years due to lack of cash flow. Investing in Real Estate is a business, therefore adequate cash-flow is essential!

TO ENSURE MAXIMUM CASH FLOW:

- Brand New Property in order to maximise the TAX deductions until the property is self-funding by the Rent in about 5 to 7 years,
- Property that has realistic and sustainable Rent return,
- Low vacancy location,
- Claim the Tax deductions against your income weekly / fortnightly,
- Borrow 100% plus expenses at interest only,
- Correct Finance to minimise costs, maximise flexibility, and the use of "OPM" to your advantage,
- Properties in location that appeal to **preferred** tenant, and
- Styles that appeal to desirable tenants.

CAPITAL GROWTH—WHERE & WHY?

Sydney, Brisbane and Melbourne have averaged 11% growth over the last 40 years, current figures from the ABS predict similar for the next 40 years mostly due to population growth and scarcity of land.

Growing Capital Cities .

Capital City	Price Range	Affordability	Pop. Growth factor
Brisbane	\$260--\$380,000	High	1.9
Perth	\$280--\$380,000	Medium	1.8
Sydney	\$340--\$650,000	Low	1.4
Melbourne	\$320--\$480,000	Medium	.9

Clearly, Brisbane and Perth have the best combination of affordability and potential for long term Capital Growth.

Why Brisbane?

- Has the fastest population growth, by 2011 to reach 2 million,
- Has strong and growing economy,
- Has the highest job growth rate,
- Has lower Taxes than other States,
- Has higher affordability within a reasonable distance from the CBD, and closeness to water.

Please remember:

- Real Estate investment FAIL when investors make decision based on incorrect information and with emotional preferences.
- Real Estate Investment SUCCEEDS when investors make decisions based on good information and in a business like manner!

YOUR HOME.....IS IT A GOOD INVESTMENT?

- No Income,
- Increasing maintenance Expenses,
- Bad debt—No Tax deductions on expenses,
- Passive Accumulated Wealth!

Money in the Bank:

Low Return, and Tax on Return.

Warning! *“YOU COULD END UP ASSET RICH And INCOME POOR!”*

How much Equity do you have?

Example:

- Value of your home..... \$300,000
- Line of Credit (80% of above).....\$240,000
- **Less existing mortgage..... \$ 95,000**
- **Available Equity..... \$145,000**

This Equity, in conjunction with your Taxable Income gives you Borrowing Power!

It can be used to Purchase up to THREE brand new, Income Producing and Appreciating Investment properties that grow as you sleep at minimal or NO cost to you!

Conclusion:

“Knowing what you know today, would you have done something different in your Financial Planning five or ten years ago?”
Do you have any regrets today?

Reason why most people fail:

**Forget
Everything
And
Run.**

Today, you have a Real Option!
What Now?

Contact me for a no obligation free investment assessment and a current list of our properties selected that comply with the time proven formula as outlined above.

DISCLAIMER.

In relation to the properties we source, although conforming to our strict investment criteria, we still advise you to seek professional advise from such as Tax agents, Finance brokers and solicitors.

All information we offer regarding the possibility of a property investment increasing in value or decreasing in value, is supplied on the basis that it is true representation from statistical information sourced by our research from various statutory bodies such as the Australian Bureau of Statistics, Australian and State based Real Estate Institutes and other economic, Real Estate and Financial commentators.

However, the information does not constitute a guarantee or implied guarantee about future performance of the investment property.

Based on past property growth in major capital cities such as Sydney And Brisbane, we hold the view that population growth and scarcity of residential land has and will continue to directly affect the rate of capital growth and rental returns achievable. Even though we can reasonably support our opinions through the use of historical data and reasonable assumptions of future events based on statistical evidence, it is still only an opinion and not a guarantee.