

AUGUST 2019

PROPERTY IN PROFILE

Presented by



Australian Property Masters



WERRIBEE

Melbourne, VIC

Minimise your tax

Maximise your wealth



PROPERTY SNAPSHOT

Land: \$245,000

House: \$242,900

Total Package Price: \$487,900

Take advantage of strong rental demand!

Save money on stamp duty
with this package!

INVESTMENT SELECTION CRITERIA

- ✓ *Parkside, boutique development situated in Melbourne's well connected south-west growth corridor*
- ✓ *APM trusted, high quality developer with excellent track record*
- ✓ *Incredibly strong rental demand with young families*
- ✓ *Excellent surrounding infrastructure only minutes to train station, a major shopping centre and sporting facilities*
- ✓ *Prime location, only 30km from Melbourne CBD*
- ✓ *Ducted heating, european appliances and stone bench tops for maximum depreciations*
- ✓ *Perfectly priced with a strong opportunity to make a capital gain*



Don't rely on the government to provide for you and your family in retirement



WITH OUR SMART, PROVEN
INVESTMENT FORMULA
YOU CAN:

- *Create wealth*
- *Secure a stable income*
- *Invest for capital growth*
- *Secure your financial freedom*
- **Market falls create opportunities**
- **Minimise your tax**
- **Take advantage of historically low interest rates**

**DON'T PUT IT OFF,
GET IN TOUCH TODAY**

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OUR PROPERTY SELECTION PROCESS

UNDERSTANDING YOUR SITUATION

1. In our initial meeting, we discuss our your current financial situation, investment goals and identify your requirements in regards to budget and timing.
2. Next we will formulate a tailor made investment strategy to help you determine what type of property you are comfortable with and how it should be structured to ensure maximum capital return
3. Finally, before making any investment we will advise an 'exit strategy' to ensure there are no surprises when it comes time to sell.

ANALYSIS

Every day, we search across the country for the best real estate investment opportunities in dynamic locations, showing great potential for capital growth and consistent long-term rental returns.

We use our proven selection formulas to assess houses, townhouses, villas and apartments.

We look at:

- What is the surrounding infrastructure of our potential investments?
- Are the correct council and regulatory approvals in place?
- What is the financial position of the builder and developer and do they have a solid track record?
- What is the ratio of owner occupiers and investors within the development?
- What potential does the property have for our clients to minimise their tax through depreciations?
- **Does the property have a desirable aspect, position, floor plan at the right price?**

QUALITY PROPERTIES

We do all the work for you!

Investors don't have time to waste sifting through subpar investment investment opportunities. To put this in perspective, our robust screen process typically reject 9 out of 10 properties we analyse.

STRATEGY IMPLEMENTATION

Once we have your strategy in place we will implement an action plan to help you purchase your property within the required timeframe. As part of our service, we will liaise with your accountant, financial planner, conveyancer and builder to ensure a smooth, hassle free process. Finally, once built we will put you in touch with our local partner property managers in the area of your investment to ensure it is managed appropriately.

REGULAR REVIEW

The APM journey doesn't end with project completion. As your investment matures, the team will keep you up to date with how the property market you have purchased in is performing. Many of APM's clients have purchased multiple investment properties using our services and have strong, on-going (and profitable!) relationships with Leon and the team.



DISCLAIMER

The information contained in this proposal is given in good faith and on a confidential basis. Although every care has been taken in its preparation, the details supplied are indicative only and cannot be construed as financial advice or constituting part of any contract and should not be relied upon for the purpose of entering into any contract for purchase of any property. It assumed that any interested party will make their own investigations and seek professional advice as to the likely financial performance of any property under consideration and its appropriateness to their financial objectives and position. Information contained in this proposal is given on the basis that no person using such information or recommendations, in whole or in part, shall have any claim against Australian Property Masters, its agents, servants or employees. Warning: residential property is cyclical in nature and should be looked at as a long term (10 year) investment. Selling in the short term could result in considerable loss due to high acquisition and selling costs.