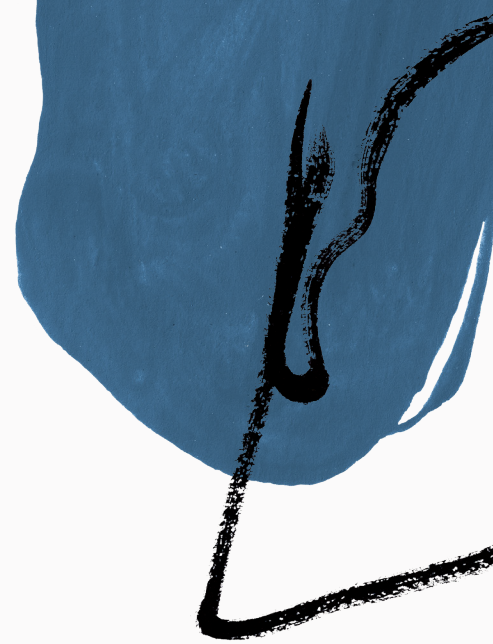















Your Ultimate Investment Property Cheat Sheet

So, you're on the hunt for the ultimate investment property!
 We use this checklist to help filter through properties to find the ones likely to provide the strongest financial returns. Keep this Cheat Sheet handy, to make knowing what to cross off the list next easy...



| LOCATION/LIFESTYLE FACTORS | DEMOGRAPHICS | PURCHASE PRICE |
|---|--|---|
| <ul style="list-style-type: none">  Capital growth performance  Reasonable distance to capital cities  Not in a fire/flood zone  Access to employment hubs, amenities (schools, shops, nearby healthcare, and transport options)  Future development plans  Presence of unique features e.g. beach, parks | <ul style="list-style-type: none">  Low vacancy rate  Predominantly owner-occupied area  Increasing local population  Median wage growth <div data-bbox="678 1608 991 1709" style="border: 1px solid #004a7c; background-color: #004a7c; color: white; padding: 5px; margin-top: 20px;"> <p>*TIP: WE CAN HELP PROVIDE THESE STATISTICS IF YOU NEED!</p> </div> | <ul style="list-style-type: none">  Within budget  Matches the property value, or is undervalued  Below or close to median price for that suburb <div data-bbox="1206 1547 1520 1751" style="border: 1px solid #004a7c; background-color: #004a7c; color: white; padding: 5px; margin-top: 20px;"> <p>*TIP: FINDING OUT WHY THE VENDOR IS SELLING AND HOW LONG THE PROPERTY HAS BEEN ON MARKET MAY ALSO HELP WITH PRICE NEGOTIATION.</p> </div> |
| <div data-bbox="172 1888 488 2119" style="border: 1px solid #004a7c; background-color: #004a7c; color: white; padding: 5px;"> <p>*TIP: IF POSSIBLE, WE RECOMMEND DRIVING AROUND AND HAVING A CHAT WITH LOCALS AND NEARBY REAL ESTATE AGENTS/PROPERTY MANAGERS TO GET A FEEL FOR THE AREA!</p> </div> | | |

| CASH FLOW | PROPERTY TITLE | BUILDING INSPECTION |
|--|---|--|
| <ul style="list-style-type: none"> Adequate rental income (we prefer neutral or positively geared properties, but you may opt for negative gearing depending on your goals) Reasonable cost of council/strata fees so as to not impact yield | <ul style="list-style-type: none"> Nil significant encumbrances (e.g. easements, or covenants, hidden in the contract, or other issues) Land size and zoning enables subdivision/development Good and happy neighbours with no major concerns regarding the land | <ul style="list-style-type: none"> No major structural defects or pest concerns Floor plan has a good layout and flow Opportunity for cosmetic renovations to increase equity Presence of unique features e.g. art deco style, fireplaces, views |

If you're not purchasing a free-standing property, e.g. if you're looking at purchasing an apartment, these are some additional factors to consider:

| | WHAT TO THINK ABOUT? | WHY? |
|-------------------------|---|--|
| <i>Property factors</i> | High land-to-building ratio | Land appreciates whilst buildings depreciate. Low-rise apartments will have higher land ratios compared to high-rise apartments. |
| | Limited common facilities (e.g. gym, pools, and lifts) | These provide lifestyle benefits but generally correlate with much higher maintenance costs/strata fees. |
| | Adequate security features (e.g. concierge, fob/swipe entry, good locks, cameras, other security) | Human traffic flow is generally higher in these types of properties. Apartments with many short-stay rentals pose potential noise and security concerns. |
| | Structural integrity, good apartment flow and layout | Significant renovations will typically require body corporate approval. |
| | Adequate car parks and additional storage space | These can be valuable real estate! |

***TIP: LOW-RISE APARTMENTS CAN BE MORE APPEALING FOR FUTURE DEVELOPMENT OPPORTUNITIES.**

| | WHAT TO THINK ABOUT? | WHY? |
|-----------------------|---|--|
| <i>Body corporate</i> | Compatible with our needs | As these entities have the legal power to enforce rules on things like noise and use of common areas. |
| | Is proactive | Ideally problems are sorted before they arise or shortly after. *TIP: HAVE A CHAT WITH THE NEIGHBOURS AND AGENT! |
| | Presence of a maintenance fund (aka sinking fund) | This ensures a deposit of money is reserved for major building repairs/maintenance. *TIP: REQUEST MINIMUM OF TWO BODY CORPORATE MINUTES. THIS WILL PROVIDE SOME INSIGHT INTO THE BODY CORPORATE AND REVEAL ANY MAJOR STRUCTURAL ISSUES. |



Does the property you're looking at check most of these boxes? Let us know if you need a hand, you're always going to be stronger when you have help.