

# Property Investor Report



## 4 Ways to make your Profit in Property

There are 4 ways to make money out of property investments and most of the time investors only look at one or two of these. Let's look at them....

### 1. Passive Appreciation

That's when the property value goes up in line with the general property market and over time well located properties in Australia in good positions, double in value every 7- 10 years.

### 2. Active Appreciation

This is when you add value to your property. For example if you buy well, when you buy below market price and revalue at the correct figure, or when you renovate or redevelop your property.

### 3. Rental Return

Rentals from property provide cash flow, but this is only one component of your overall investment return.

### 4. Tax Benefits

It has often been said that it's not how much money you make that is important, but how much you keep after tax. In their simplest form these are things like depreciation allowances.

But investors who own a number of properties and have a "property business" can take advantage of some interesting 'tax loopholes' only available to business owners. I have outlined these in my book "How to Grow a Multi Million Dollar Property Portfolio - in your spare time."

To invest in a top performing property you need a balance of all four of the above elements. Don't focus too strongly on cash flow. This is because well located residential properties are inherently high growth, low yielding investments. You really can't get high growth, high yielding residential properties without taking a risk.

Over the 30 years I have been in property, the investors I have come across who have been the most successful in the long term, and have done so safely and without speculating, are the ones who bought quality properties in good locations and allowed them to grow in value.



They bought them for their strong capital growth and they never or rarely sold their properties. Instead they would refinance their investments as their equity increased.

The lesson one can learn from these successful investors is to buy the best quality properties you can, in the best location you can reasonably afford and never sell them.

*Written By : Michael Yardney  
Source : Property Investment  
Update (12 February 2010)*



## Leased in February

By Carla Banks

Leasing Consultant



### Calendar Dates for March



#### Disbursements

Mid Month-  
Mon 15th Mar

End of Month-  
Wed 31st Mar

#### Office Holidays

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Rivulet Pl, Bellmere	2-bed duplex, a/c	\$245	(\$5 incr)
Seabiscuit Cres, Kallangur	2-bed duplex, a/c	\$260	(same)
David St, Burpengary	NEW 1-bed townhouse, SLUG	\$265	(new listing)
Norman St, Caboolture	3-bed house, carport, shed	\$290	(new listing)
Summerfields Dve, Cab	3-bed house, DLUG	\$295	(new listing)
Broadway Ct, Caboolture	4-bed house, ensuite, DLUG, a/c	\$300	(\$10 decr)
Macadamia Ct, Caboolture	4-bed house, ensuite, DLUG, a/c	\$310	(\$5 incr)
Almond Way, Bellmere	4-bed house, ensuite, DLUG, a/c	\$315	(\$5 incr)
Woodrose Rd, Morayfield	4-bed house, ensuite, DLUG, a/c	\$325	(same)
Tylah St, Kallangur	3-bed Duplex, ensuite, DLUG, a/c	\$335	(same)
Emuglen Pl, Ferny Grove	3-bed house, living + rumpus, a/c	\$360	(new listing)
Peters Dve, Caboolture	4-bed house on 3/4 acre, ensuite, a/c, pool, DB bay shed	\$380	(same)

## Welcome to Our Team—Jennifer

As our business expands, we are pleased to introduce a new member of our team, Jennifer Oehl.

Jennifer joins us as receptionist / office administrator.

Jennifer possesses strong administrative and customer service skills. Her experience in all areas of property management makes her a qualified first point of contact for our clients.

Please join us in welcoming Jennifer when you next call our office.

