

# Why choose a “Turnkey Property Investment” from Investment Property Finders?



## What services are included?

- We will provide the knowledge and training that you need to decide whether property investment is right for you.
- We do the sums to show you your net cost for various investment options.
- We help you decide how much you can afford or when you can afford to invest.
- We will find the best loan for your strategy from over 47 lenders and seek a loan pre-approval. It is not just about the lowest rate. A loan structure that will help eliminate debt and build wealth is more important.
- We advise on the best investment structure and who should own the investments for maximum return on investment and to minimize Land Tax.
- We will help you find a block of land/property in a high demand area.
- We will find the right Builder for that area.
- We will negotiate with that Builder for the right design and fit out, as an investment and to attract the right tenants.
- We will provide you with a copy of the Bank valuation to assure you that you are not paying too much for that property.
- We will provide you with a 12 page Property Investment/Wealth Creation Report analyzing that investment strategy for the next 15 years.
- We will arrange an inspection on Builders completion to ensure that there are no faults.
- We will provide you with the Depreciation Schedule so that your Accountant can claim ALL of the tax deductions that you are entitled to.
- We will help you choose a Property Manager that will manage your property in your best interest and at a fair market cost.
- Independence... we are not owned or controlled by any of the entities involved in the above.
- Our Goal – To help you achieve your goals sooner.

**...all included, FREE**

**InvestmentPropertyFinders.com.au**  
**Property investment has never been so easy...**



## Home inclusions in our Turnkey Investments.

- Concrete paths and driveway
- Ducted Reverse Cycle Air-conditioning
- Front & Rear Landscaping
- Automatic Irrigation
- Carpets & Timber Laminate flooring
- Stainless Steel Kitchen Appliances
- Overhead Cupboards & Range hood to Kitchen
- Chrome Flick mixer & 1¾ bowl sink
- Gas Hot Water Service & Cook top
- Built-in Robes to bedroom 2 & 3
- IXL to Bathroom and Ensuite
- Internal Stanford paneled doors
- Remote Control Garage Door
- Sound Screen insulation to external walls
- Fencing to 3 sides - post & rail
- Window treatments
- Light fittings
- Storm water
- Clothes line
- Letter box
- Security system

\* Based on our research of what tenants are looking for and to maximise your depreciation (Tax Deductions) where possible and appropriate.



## Investment Property Finders Turnkey Property Investments

How it adds up to a good idea...

Purchase Price \$300,000	2006	2007	2008	2009	2016
Valuation	\$300,000	\$330,000	\$363,000	\$399,300	\$778,123
Loan Amt.	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
Equity	-\$20,000	\$10,000	\$43,000	\$79,000	\$458,123
Growth Projection	10%	10%	10%	10%	10%
CPI	4%	4%	4%	4%	4%
Repayments (at 7.5%I/O)	\$461	\$461	\$461	\$461	\$461
Rental Income	\$285	\$315	\$350	\$380	<b>\$740 pw</b>

\* Property is cyclical in nature. The above example is intended to show how it might grow using the previous 10 years growth for the projections. These projections should not be relied upon and past performance should not be used to project future performance. This example is intended to demonstrate the principal only.



**Never, never sell - but what happens if you do sell after 10 years?**

Original Purchase Price (including fees)	\$320,000	New Value	\$778,123
Equity (Pre-tax)	\$458,123	Capital Gains Tax (incl. selling fee)	\$145,052
You get to keep Tax Free	\$313,100	Your contribution after tax rebate	\$34,800
Net return	\$278,200	Average daily cost	\$9.57

Disclaimer: Neither IPF or it's staff are licensed to provide financial product advice under the Corporations Act 2001, FSR Act or Tax Act. Anyone considering purchasing investment property should seek independent advice before making a decision to purchase. Taxation advice should be sought from a licensed Tax Agent.