

PROPERTY PULSE

BUSTING THE 3
BIGGEST PROPERTY
INVESTMENT MYTHS



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**Getting there from where you
are now.**



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Winning Strategies for Real Estate Investing

Busting the 3 Biggest Property Investment Myths

A few myths about property investment stop most people from taking advantage of this great way to build wealth. The reality is that they are Myths, and to ensure that you're not ruling out making property investments for yourself, the Myths will be busted, so you have the Facts.

Myth 1 - It needs lots of money to get started.

People don't do wealth creation with property investment because most people think they need lots of money to get started. Investing in property is not the same as buying your own home.

If you are going to make a property investment on your own, there is a lot you'll need to do before you start, including starting by saving up a lump sum for a deposit or purchasing outright.

Going about property investment this way will mean you need lots of money to start. That's why professional Property Investors do it differently.

They discover what your actual financial position is, and using that, they can restructure your finances. This puts you in a position to make affordable weekly payments towards your investment property purchase.

Myth 2 - It is hard work; the more property, the worse it gets.

The next major reason people don't invest on a big scale is that they worry that the responsibility of so many properties will cause them many problems. Having investment property doesn't mean you have to be a full-time landlord.

Well, if you're planning on being a landlord with your tenants calling you day and night, then chances are it would become your full-time job. And probably a job you'd hate. The reality of becoming a wealth-building property investor with lots of properties has nothing to do with being a landlord. That's what property managers are for.

A property manager's job is to receive phone calls from tenants daily and at night.

With Property Investors, you're buying into investment properties that have been carefully reviewed for their potential for creating wealth as well as being a great property to rent - the numbers are checked: income (what you earn) and outgoings (what it costs you to maintain it) In reality, new property investors are often surprised at how boring and uneventful it is having property investments when it's set-up and done right.

Why professional Property Investors spend their free time hunting for more investment properties to buy.



Myth 3 - It takes too long to create wealth.

People don't invest in property when they're still young because they want high return quick investment wins that make them feel like they're fast-tracking wealth accumulation.

Despite chart after chart proving that long-term property investment strategies always compound into unbelievable results. The gamble of high-risk, high-return wealth creation appeals to our thrill-seeking nature as young people.

The buzz of doubling or quadrupling your money overnight blinds young investors to the thought of losing it all. Even the tremendous leverage achieved by saving with compounding interest is slow and boring when you are young.

When you pull apart the wealth creation strategies of the mega-rich, you discover that a massive part of what they do is property investment. Property portfolios that they pass down from generation to generation continue to grow.

That's why professional Property Investors tell everyone to get started as soon as possible. The younger you start, the greater the financial success you create. And it is all thanks to leverage and the power of compounding time.

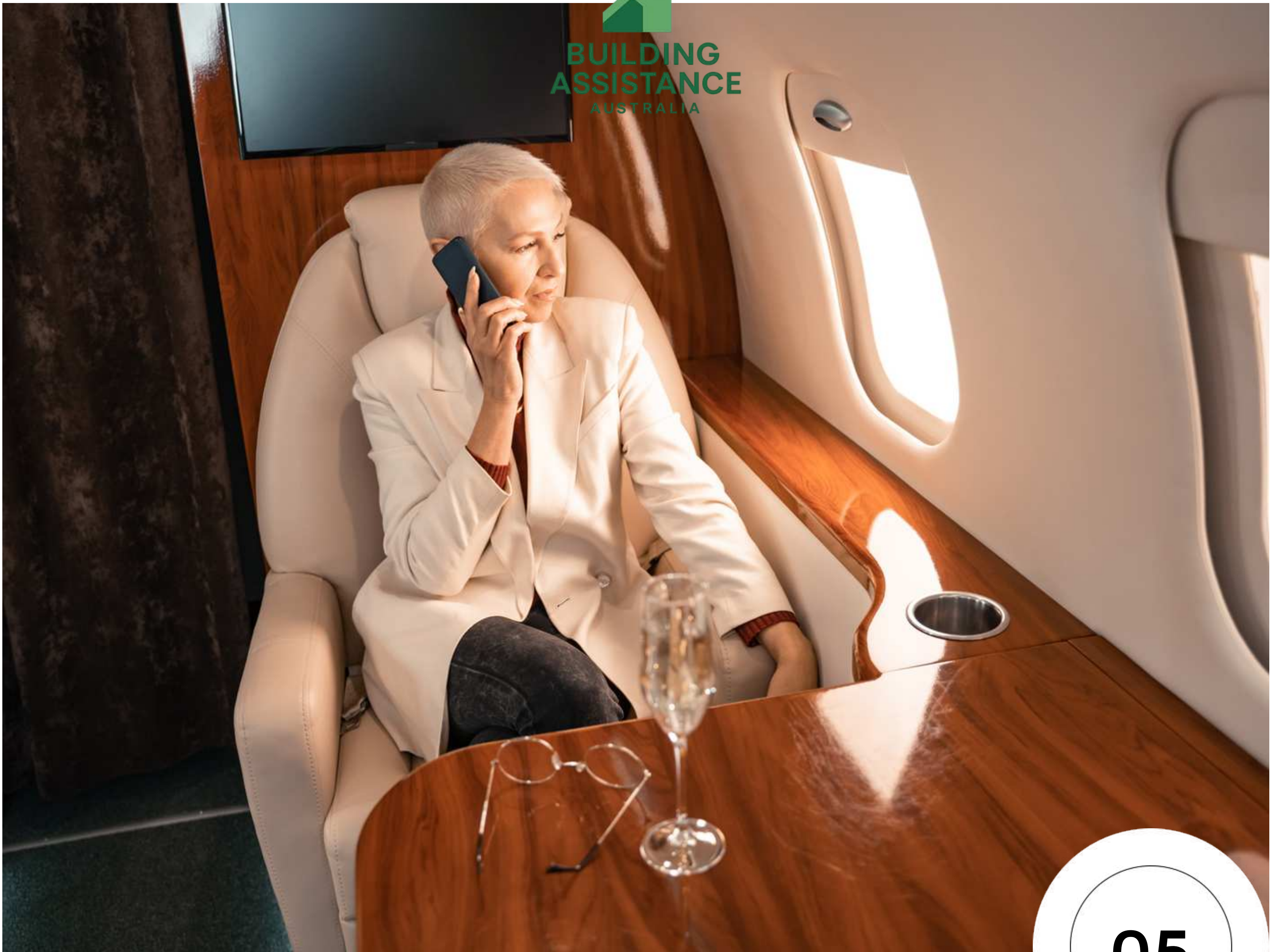
For example, if you acquire a property for \$500K at age 20, its value grows by a modest 5% per annum. It will have doubled its value by the time you are 35 to \$1 million. And by age 50, it would be worth four times what you paid for it, at around \$2 million.

Even if you still owe \$500K on the property at age 50, your equity is \$1.5 million. Do you have the discipline to save \$1.5 million over 30 years?

How about building up \$1.5 million in your superannuation?

Getting some good advice and doing your research before buying your investment property, the numbers get even better! Now imagine what happens when you buy more than one investment property over time.

Giving your kids \$1.5 million is a financial start when you pull apart the wealth. Now that's setting them up for a secure financial future! OK. So you may not be in your 20s, 30s or even 40s. That's even more reason, to begin with, property investment right now if you want to give your children a secure financial future.



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Getting there from where you are now.

When you have no experience, don't understand real estate and don't have the time to learn about property investment. The safest way to start building a portfolio of investment properties is to have an expert help you. So many are tempted to go it alone, thinking it will be cheaper and safer. Yet end up paying too much for the property, getting the paperwork wrong and having constant headaches afterwards with property managers and tenants.

There are many horror stories about first-time investors buying properties they can't rent out and losing large amounts of money.

Chances are good; you've even heard one or two of these stories from someone you know. Going it alone for your first investment property is like jumping out of an aeroplane without a parachute and expecting to survive. Luck is the only way you'll make it out alive! There have been so many bad News stories about the challenges; if going alone is so dangerous, how do you do it?

You want to build a team around yourself and ensure you have all the right team members.

- The Property Hunter - a person who is constantly on the lookout for new property deals and knows what you want
- The Money Man - a friendly banker or wealthy benefactor who will get you the money when you need it
- The Legal Guy - a savvy real estate lawyer who is great with contracts, can create "bullet-proof" lease documents, as well as handle evictions and lawsuits
- The Bookkeeper - an accountant skilled in maximising investments and protecting your money
- The Property Manager - a person who handles the day-to-day of keeping your property ship- shape, fully tenanted and rent paid

These are some pretty special people you need to have in your team, and it's unusual for someone just starting to have contacts like these. So when you don't have a contact list or group of friends that fit the list for your team, you find the next best thing.

That's to work with a professional Property Investor who will take a lot of the risk out of investing in property, from getting your current financial situation correctly set up and ready for investing to presenting you with 'off-market' (real estate deals that are not advertised) property investments and helping with getting your property tenanted.

Property Investors make property investment boring and easy, taking the gamble and risk out of wealth creation. And depending on how ambitious you want to be, they'll set you up to meet your financial goals no matter how big they are. Having a guide working with you for your first few investments will give you time to discover what you need to know if you later choose to go it alone. It's all about ensuring you are in the right position to help your children have financial freedom.

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CONCLUSION

You should remember that you can save money if the considerations are considered. You must not miss the opportunity to secure maximum by a minimum effort.

Property investments can be immensely profitable and an excellent way to create wealth. However, there are some associated risks. Predicting profits and guessing taxation is highly complicated, and it requires expertise when you are planning for negatively geared investments

It would be best if you relied on a professional financial advisor who can understand your financial position and guide you according to them to maximise your profits and make a successful wealth-generating plan. You will make progress on your road to financial independence with the support of the right advisor.

DISCLAIMER ON OUR UNIQUE SKILLS.

Our team members are specialist investment planners in property, and what we do is different to that of a financial planner. We are licenced to deal in real estate, not financial planning.

Financial planners and accountants often buy into us to assist their clients in starting a successful property portfolio. We have no specialist skills in family succession, shares, or testaments. We do not hold an Australian Financial Services or Credit Licence. Until we learn more about your uniqueness, the opinions published here can only be general.

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The data in the following graphs and tables are from third-party authoritative sources, all listed at the rear of this document.

These use historical data. Of course, past performance is not necessarily indicative of near- future results. We use this data to highlight long-term trends.

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We believe that any financial commitment is a big step in your journey, so we strongly recommend obtaining independent advice before making financial decisions arising from this document.

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The law compels us to state that we make no warranty as to the accuracy, completeness, or reliability of the information, including the tools used to compute the information, nor do we accept any liability and responsibility arising in any way from omissions or errors contained in this document.

All arguments herein are made in good faith, and all data has been obtained in good faith from the most accurate sources we could find, much from government agencies

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Feel free to contact us to set up an initial complimentary meeting and find out how we can help you on your quest to develop your property portfolio that can change your future.

The steps include:

Step one. Relationship.

Step two. Knowing the numbers.

Step three. The choices.

Step four. Recommendations.

Step five. Plan into action.

Step six. Working together as a team.

CONTACT US TO START YOUR RELATIONSHIP WITH OUR LICENSED TEAM MEMBERS