

Thinking about investing in property?

If the thought of investing in property is daunting and you don't know where to start, then we can help you source the right investment property and show you how to do it in a tax effective and affordable way.

Together with an accredited property investment specialist, we can show you a cash flow analysis of your current financial situation and give you tactical advice on how you can be on your way to owning an investment property. We can also provide you direct access to high quality investment properties around Australia.

WHY INVEST IN RESIDENTIAL PROPERTY?

Unlike other investment options, property investment has proven to be one of the most affordable and safest methods for building wealth.

While all investments have some element of risk, history and a successful track record show that residential real estate is an essential part of any balanced investment portfolio.

There are a number of reasons why it is so successful. First, there is a growing demand for quality rental housing in Australia's metropolitan areas. Second, banks and other lenders are so convinced of the long term value of residential property that they may lend 100% of its value.

History shows that high quality investment properties will increase in value significantly in the long run. In the past 10 years, the average growth rate for properties in most capital cities has been well over 10% per annum. Also, there are a number of significant tax advantages with investment properties such as deductions for expenses such as interest, borrowing costs, rates, agent fees, insurance and depreciation on the fixtures. This mix of security, predictability and growth is why residential property is considered such a good investment.



ACCOUNTANTS AND
BUSINESS ADVISORS

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SOME POINTS TO CONSIDER WHEN BUYING AN INVESTMENT PROPERTY

- Is the property in a good location?
- Is it close to services like transport, shops and schools?
- What is the traffic like?
- Is parking provided or nearby?
- Is the area noisy?
- Is it affordable?
- What are the normal rental returns in this area?
- What is the expected capital growth for properties in this area?
- How will I structure the financing for it?
- Is the property furnished or unfurnished?
- What's the vacancy record in the area?
- What will be the effect of the property being vacant for a while?
- Can I insure for periods of vacancy?
- What maintenance will it need now or in the future?
- Do you provide a rental guarantee/underwrite the rent until I find a tenant?

"We had been thinking about investing in property for years, but were procrastinating because we were not sure where to begin. When we met with our accountant Domenic from Nexis Accountants & Business Advisors, he talked us through the whole process and gave us a clear understanding of everything involved. He was extremely helpful and even assisted in sourcing us a property in one of our preferred suburbs in Sydney.

We found that Nexis really listened to our needs, wants and fears and sought to understand our personal situation before offering an investment solution by going through a detailed cash flow analysis. Domenic made us feel confident and excited about investing, and most importantly, got us to take action.

I would, and have already, recommend Nexis Accountants & Business Advisors to anyone who wants to invest in property."

Vince and Yvonne McAviney