



## Is Residential Property Investment a Positive Step?

Residential Property Investment is seen by many as an attractive proposition, while sometimes it is regarded as limiting your freedom or being out of financial reach. However, this is far from the true position. If you buy wisely in the first place, i.e. right location, right property, correct financing, legal structure, tax issues planned for, risk management in place and proper cash flow analysis completed you will own an appreciating asset. With proper structures and Strategies this equity you create will provide the platform for subsequent purchases for your portfolio and with the Wealth Creation Strategies at work for you this will allow you to work by choice, in a job you love rather than just working to pay the bills.

There are four investment classes to provide wealth creation, Business, Shares, Interest on Cash and Property. Often people dream of escaping the rat race by opening or purchasing their own business. Given the workloads and high failure rate of business it is regrettable that the dream can often become a nightmare. Share trading, as recent events attest to is also fraught with many pitfalls and recent horror stories of margin calls and significant erosion of capital has highlighted the risks involved.

Residential Property is an investment class that most people are familiar with. We all (hopefully) have a roof over our head and understand the intrinsic necessity and value and adding to our lives that a home provides. Lending institutions also understand this intrinsic, and the relative safety of this investment class and this is demonstrated in their lending policies where they will lend up to 95% of the current value of properties compared to lending on Equities (Shares) of 40 to 70%

Given the current market conditions with the planets lining up with a low new home building

approvals creating a systemic shortage of housing in Australia the created huge demand for rental housing. This demand coupled with 40 year lows in housing interest rates means there is a wonderful window of opportunity for astute investors to accelerate their Wealth Creation Strategies. This can then be further accelerated by identifying growth areas and counter –cyclic investing. Astute and Informed Investors realise that different areas and regions operate in different parts of the property cycle at different times and by identifying early growth areas through diligent research they can accelerate Capital Growth at a faster rate. Some of the indicators are the regions, economic indicators, population growth, and infrastructure both existing and planned. Further to this within early growth regions there are areas and localities that will outperform the wider region. New Projects Australia through their extensive network and research will assist you to identify these opportunities.

The current market conditions not only provide growth opportunities, but with rising rental income and lower interest rates, cash-flow neutral or even cash positive income can be achieved whilst retaining the taxation benefits of Negative Gearing. With appropriate cautionary Risk Management Strategies and Measures in place this scenario should assist most Investors achieve their aims and targets earlier than previously thought possible.

The key to successful Residential Property Investment is to ensure that you have all boxes ticked prior to committing to a purchase and to ensure you have a clear concise “Road Map” of where you are headed with your investments.

Some tips for potential and experienced Investors alike:



# New Projects Australia Investor Monthly May 2009



- Invest in yourself – ensure you have a solid background of education in the Property Market. Attending a New Projects Seminar is a great start. These 2 hour FREE Seminars are packed with powerful, relevant and understandable information. “If you don’t know the Rules, how do you play the game and win”?
- Surround yourself with competent Advisors who have your best interest at heart.
- Don’t fear debt. Conservative, tax effective debt, with proper risk management processes will accelerate your wealth creation strategy.

- Keep a “buffer” of cash reserves for those rainy days and unexpected events.
- Set your strategies to utilise the growing equity for further purchases.
- Ensure you have your potential property investments fully analysed and have the cash flow projections fully chartered prior to purchase.

Don’t let fear of the unknown paralyse your investment in your future, contact New Projects Australia now to begin your Investment journey.

**Written By:** Wayne Taylor – New Projects Australia.

## A Reminder about our Free Monthly Investor Seminars

Learn the Steps to Successful Property Investment

- Which properties to invest in
- Should I buy new or old?
- How to maximise capital growth
- Pay off your mortgage years earlier
- Debt reduction strategies
- Best finance options

- Where to invest
- Why location is so important
- Where NOT to invest
- How to maximise negative gearing
- How to receive tax benefits in your pay
- Whose name to put on the contract



Townsville: Tue 05 May 2009  
 Adelaide: Tue 12 May 2009  
 Melbourne: Wed 13 May 2009  
 Gold Coast: Mon 25 May 2009

Brisbane: Tue 26 May 2009  
 Ipswich: Wed 27 May 2009  
 Toowoomba: Thur 28 May 2009  
 Mackay: Mon 18 May 2009

**For any information on the seminar dates and times please call Sarah on 1300 429 040, or e-mail any questions you have to [info@newprojectsaustralia.com.au](mailto:info@newprojectsaustralia.com.au)**

## NPA Current Investment Opportunity

New Projects Australia – the property investment professionals  
Phone: 1300 429 040 Email: [info@newprojectsaustralia.com.au](mailto:info@newprojectsaustralia.com.au)



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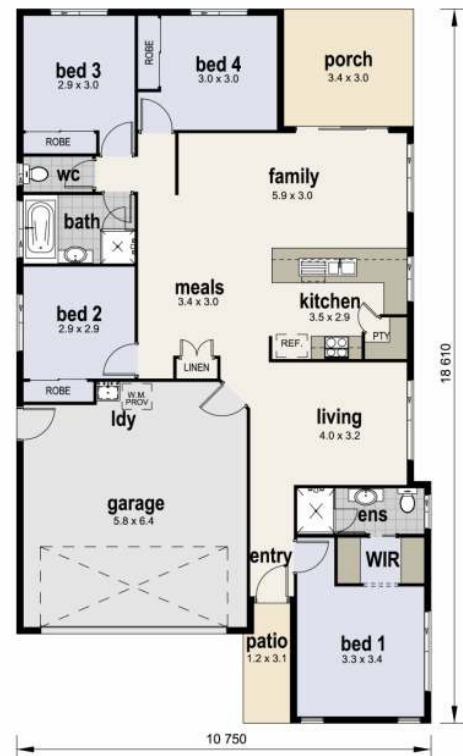
**Address:** Lot 55 Augusta Park Way, Augustine Heights.

**House Size:** 200 m<sup>2</sup>  
**Land Size:** 829 m<sup>2</sup>  
**Land Price:** \$220,000  
**House Price:** \$211,900  
**Total Package Price:** \$431,900  
**Indicative Rental:** \$390-400 / Week



### Full Turnkey Inclusions

4 Bedrooms, 2 Bathrooms, Double Lock up Garage  
Fully turfed with front garden  
Split System Air Conditioning to living areas and master bedroom  
Tiles Throughout  
Carpets to Bedrooms  
Concrete masonry construction with coloured render finish  
Quality Fixtures & Fittings  
Fully fenced  
Safety screens to windows and sliding doors  
Wall mounted clothesline  
Metal letterbox with house numerals  
TV Antennae  
Maintenance period upon completion  
Termite protection  
Walk in pantry  
Telephone Points  
Hot Water System  
Hard Wired Smoke Detectors  
Exposed aggregate driveway and paths



*This newsletter was brought to you by Wayne Taylor at **New Projects Australia**. We do our best to keep all investor clients up to date and well informed. If you have any questions, we will be happy to help, feel free to give us a call.*

**Next month Jeff Borg**