

PHOENIX PROPERTY CONSULTANTS

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Phoenix Property Consultants

Phoenix Property Consultants bring over 20 years of professional financial planning, investment advice and independent research to the residential investment property industry to ensure the best advice possible from genuine investment property specialists. Our services include;

- Property Research – Economic, Demographic, & Infrastructure;
- Property Analysis – Comparative Value & Investment Potential;
- Sourcing Property – Identifying and Locating the Right Property;
- Property Acquisition & Purchase;
- Project Management & Builder Supervision for House & Land Packages;
- Wealth Creation with Tax Effective Home Mortgage Reduction;
- Property Consultancy – We **WILL** find you a suitable Investment Property!

Research & Acquisition – Harold Upton BSc (Hons), Dip FP, Dip FS

Harold has been actively involved in Financial Planning, Wealth Creation, Investment Analysis and Property Development since March 1987. In 1986 Harold completed graduate studies in micro & macro economics at the University of Canberra and, in 1987, joined Monitor Money, Australia first independent financial planning group.

He became a Certified Investment & Financial Advisor in May 1987 and gained his first Diploma of Financial Planning 1987. In 1990 & 1991 he completed further graduate studies, this time with the Securities Institute of Australia, in Economics, Financial Statement Analysis, and the Securities Industry. In 1993 he received his second Diploma in Financial Planning, this one from the Deakin University and accredited with the Financial Planning Association.

By 1991 Harold was the Manager of the ACT & Southern NSW offices for Monitor Money being personally responsible for the day-to-day management of over \$20 Million in private client funds.

By 1997 Harold's professional interests also included property development and business management. Prior to moving to Brisbane Harold worked in Sydney as an economic and demographic researcher, real estate sales person, and financial analyst for residential investment properties.

In 2005 Harold joined Phoenix Property consultants as their research and acquisitions officer and in 2006 Harold completed a further Diploma of Financial Services and Certificate IV of Property (real estate agent).

A Quality Investment Property that will stand the Test of Time

Our economic & research basis for selecting investment properties for our clients is;

- South East Queensland growth corridor – fastest growing region in Australia;
- Above average growth outlook of 7% pa or above (top Residex postcodes);
- Demographic & Infrastructure research underpinning yield & Growth;
- Easy to rent – quality 4-bed, 2-bath, DLUG, Air-conditioning, Security Screens;
- Property Investment Parameters matched to client's Investment Parameters;
- Higher construction cost as % of total price (maximises depreciation);
- Higher than average rental yield of 4.5% or more;
- Genuine Independent Valuation;

The best time to plant a tree was 20 years ago – the second best time is now!

Chinese Proverb – Applicable to Wealth Creation and Property Investment

