

PHOENIX PROPERTY CONSULTANTS

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Steps to Becoming a Successful Property Investor

Step 1: Identify Emotional & Financial Goals

- Your primary emotional concerns & desires;
- Your current financial parameters; and
- Develop a financial plan; a financial solution to your concerns & desires within your current financial parameters.
- **What Does Financial Security mean to Me?**

Step 2: Create a Financial Plan

- To achieve Financial Security we must Create Wealth;
- To Create Wealth we must Invest;
- To Invest we must implement a Plan;
- To implement a plan we only need to start;
- **To Achieve Our Plan we Must Start NOW!**

Step 3: Understand What an Investment is

- What is an investment and what is not an investment;
- The difference between an investment & a tax strategy;
- What makes an investment a good investment; and
- **How to I choose a good investment?**

Step 4: Determine if Residential Property is the best Investment for You

- **Shares:** Property has lower risk & higher gearing = better Real Outcome.
- **Cash:** Property has growth & tax advantage = better Real Outcome.
- **Brand New Residential Property:** Generally the BEST form of investment available for wealth creation in Australia. By best we mean;
 - Higher than average returns;
 - Lower than average investment risk;
 - We can borrow more against it giving greater leverage;
 - Tax effective;
 - Easy to understand; and
 - **Simple to do and worry free with our help!**

Step 5: Buy the Investment Property that Suits your Needs

- Allow Phoenix Property Consultants to help you choose an investment property that you feel comfortable with;
- Place your property on hold (maximum of 3 days to enable deposit to be paid);
- Pay a fully refundable \$1,000.00 deposit (within 3 days of holding your property);
- Sign & return your contract within 7 days (this secures your property for you);
- Finalise finance within 21 days of contract (financier requires copy of contract);
 - Your lending institution will confirm the value of your property;
- Purchase your property 14 days after finance (Only when satisfied with the finance and the property);
- **Sit Back & Relax while your Equity Grows!**

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

