

ISSUE
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2021

THE INVESTOR

HAPPY NEW YEAR

2021... THE YEAR OF INCREASED EQUITY AND GROWTH

Welcome to 2021, a fresh start... putting behind us a year like no other that for many passed in the blink of an eye.

Our team has loved being of service to you, and we would like to take this opportunity to thank you for your trust and confidence in allowing our agency to manage your investment property/s.

The philosophy of our 'Year of Increased Equity and Growth' is our positive statement contribution to the New Year of believing that things are going to get better and that you as an investor are going to prosper.

WHAT DOES EQUITY MEAN?

Equity is the difference between what you owe on your mortgage and what your home is currently worth. If you owe \$250,000 on your mortgage and your home is worth \$700,000, you have \$450,000 of equity in your property. As you pay down your mortgage, the amount of equity in your home will rise.

Do you know how much equity you have in your property/ies?

Did you know that you could utilise this equity to purchase further investment properties without outlaying any money?

We encourage you to take the time to investigate the potential 'equity' in your property/ies.

You could be in a better financial position than you think.

If you are looking at buying or selling... we are here to assist and support you through the process of creating long-term wealth.

The only person you should try to beat

IS YOU

Run your own race

THE REAL ESTATE POWERHOUSE

What is it?

Our focus for this first 2021 issue of *The Investor* is for you to be successful and to make money from investing in real estate.

So, what is the secret? What is the real estate powerhouse? How can you be a smart, successful, and wealthy investor?

The secret is... 'data, information and knowledge,' and the real estate powerhouse is the Internet.

The Internet houses the most powerful source of data and information at your fingertips, providing you with the knowledge to assist you in becoming successful*.

OUR TOP 5 INTERNET POWERHOUSE INVESTOR TIPS

1. Dedicate the time each week to search and read about property investing or subscribe to leading investment media platforms to receive automatic news updates
2. Join an online Facebook community group in your investment suburb/s to keep up to date, be able to ask the locals questions, and request referrals and recommendations for different services that you may require
3. Search and subscribe to property investing Podcasts, and listen to them each week (If you are time-poor, you can always utilise your driving time in the car)
4. Search your property address/ies online to see what results appear
5. Register a 'Saved Search' with online property listing portals utilising your current property/ies detail types (E.g., 4 brm, 2 bath, 2 car, pool) to receive automated regular market updates on similar investment property to yours

For example, realestate.com.au, domain.com.au, rent.com.au.au.

If you would like to discuss your 2021 property investment goals, are looking to buy or sell, want to transfer/consolidate other rental management properties to us or want to refer a family member or friend to our agency, please reach out to one of our friendly and experienced team members.

* *Ensure that you quantify and validate the data and information that you read on the Internet*

THE HOLIDAY PERIOD

Getting ready for the Silly Season

With business and day to day life it is important to remember that living in a remote part of the country does not only mean we have beautiful beaches and a very relaxed lifestyle, but we also have the "Silly Season" factors upon us.

This time of the year brings us the biggest shift in weather and that means we need to be prepared for rain, storms, cyclones and power outages.

We recommend that you have an emergency pack ready in the house, this can be a plastic box filled with the following items for the family:

- Candles, torches and batteries
- Pen and paper, cyclone tracking map
- Gas and cooking facilities
- Fuel in the family vehicle
- Radio with batteries
- Solar charging for devices
- Clean clothes
- Tinned food
- Blankets
- Important documents (ID's and the like)

Being prepared is the key. Check the yard for loose items and secure or remove them, trim back branches close to or touching the house and have a general tidy up.

CHRISTMAS HOURS

Our office will be closed from Monday 21st December 2020, re-opening on Monday 4th January 2021. During this time should you need to contact us please use the following for emergency maintenance:

- Email: office@goverealestate.com
- Call: 0408 735 841

We would like to wish our valued clients, tenants and tradespeople a very Merry Christmas and a Happy New Year. 2020 has been a year I am sure that nobody will forget and we will all be looking forward to 2021.



PROPERTY MARKET FOR RENT

NIL Vacancy

FOR SALE

- 4 Pera Circuit - \$185,000
- 16 Feldegg Ave - \$310,000
- 1 Klyn Circuit - \$325,000
- 1 Chippis Rd - \$450,000
- 3 Mimosa Ave - \$550,000
- 3A&B Lobelia - \$650,000
- 17 Klyn Circuit - \$795,000
- 4 Traeger Close - \$650,000*
- 15 John Flynn Dr - \$700,000*
- 3 Buchanon Rd - \$400,000*

*GST Applicable on Industrial Properties

PM NEWS UPDATE

Our office will be closed from Monday 21st December 2020 and re-opening on Monday 4th January 2021. We wish everyone a very Merry Christmas and a safe and prosperous New Year.

SUDOKU COFFEE BREAK

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