

# Are you going to let another year pass YOU by?

**STOP! Listening to all the Doom and Gloom** – Smart investors know that all this talk of Doom and Gloom is the RIGHT time to make money in property, no matter what your budget is! As Warren Buffet says “be fearful when others are greedy and be greedy only when others are fearful.” It is easy to believe everything that is written in the paper, what you see on TV and the ‘experts’ at friends BBQs about how bad the property market is but we urge you to stop and think about what all this really means. Think back 15 – 20 years ago and you will remember people saying “Don’t buy now, it’s only going to get cheaper. You’ll never make money in property.....” If only you knew then what you know now.

**South East  
Queensland  
Residential and  
Commercial  
Buyers  
Agent**



Purchased for \$65,500  
**1989**



Purchased for \$211,000  
**2005**



Purchased for \$295,500  
**August 2008\***



Estimated value \$345,000  
**Today**

\*(This is a home we purchased for one of our clients in the Brisbane Greater Metro area in August 2008 – 4 bedroom, 2 bathroom home on 1012 sqm of land. Current rental appraisal is \$365pw. Purchased approx \$20,000 below market value. Suburb is current achieving 18.2% growth pa)

## **How we can help you in 2009..... No matter what your Budget is: (\$250,000- \$3M)**

- \* We work only for buyers, not sellers – so you only receive unbiased independent advice
- \* Predict hot spots before they become hot spots and back it up with evidence
- \* Negotiate the best possible price on your terms, not the sellers
- \* We search for the best property to suit your needs
- \* You will never have to chase selling agents again
- \* Discuss and understand your property goals
- \* Discuss best places to buy for your money
- \* Take care of all the details on your behalf

**We save you serious time, money and frustration!**



**HOT PROPERTY SPECIALISTS**  
BUYERS AGENCY

*"Where it's all about you..."*

**Phone: (07) 3299 6004**  
**www.hotpropertyspecialists.com.au**