

Loganlea

Investor from Gold Coast

Brick and Tile home built in approx 1993
3 bed, 2 bath on just on 644sqm of land
Rented: \$325 per week

Budget: \$350,000

Purchase Price: \$310,000

Had been on the market: was on market for \$355,000 over priced did not sell, owner changed agents and put it on for a more realistic price (this is what the property was worth in this current market) offer over \$330,000

Saved our client: up to \$30,000



Finance – Firstly **thanks to Liz for explaining “cross-collateralisation”** and the negative impact it can have on your principal place of residence if you fall behind on repayments on your investment property. With the words of wisdom Liz gave us, we were able to re-structure our home line specifically with the idea of building a property portfolio. We had no idea with the initial structure that **we would have to keep re-financing** our principal place of residence every time we wanted to buy another investment home.

Thanks to both of you for **identifying key areas for capital growth and rental returns. We were about to make another mistake** and purchase something that was close to our house, so it would be easy to drive past and look at it, not for the importance of capital growth.

Thirdly – the **convenience** of having you girls negotiate and sign the contracts on our behalf. **This saved us so much time and money.** I am recommending your services to everyone I come across that is interested in investing in property. **I think that everyone who is interested in growing a property portfolio could benefit from the property gurus services.**

Lastly thanks for being so approachable, available (on weekends to sign) & helpful.

Jim and Victoria, Brisbane