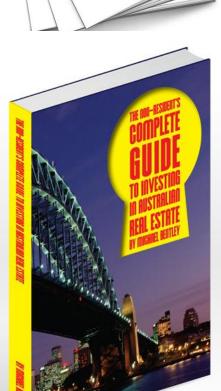
INVESTING IN AUSTRALIAN PROPERTY







Michael Bentley: Author:

"How to Build a Property Portfolio of Four Properties from One Deposit"

www.Buy4Properties.com

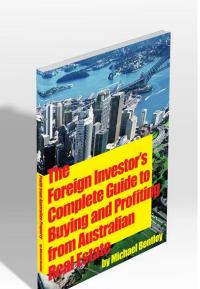






Chart by Shadow for Australian Property Forum - Source data from ABS House Price Index 130 "the Australian property market is "It's going to be a disaster. By the end of making news all over the world... 2017 the housing market will crash, and at **Australian Property Chart of Shame** It will come down...you have a least one of the big four banks will either be bubble... I would just sit back and bailed out, go bust or be nationalised" wait for the crash" Epic Failure of the Oz Housing Bears Lindsay David, 2015 Robert Kiyosaki, 2014 120 "Australian housing "The housing boom "The housing bubble cannot be undone, it can boom is finally over. in Australia is now only crash. No one listened to Steve Keen, me, and other bears when there was time to limit The bubble will take an escalating bust' years to unwind" the damage. It's far too late now" 110 - Mike 'Mish' Shedlock, 2012 Mike Shedlock 2010 Mike Shedlock 2011 "This blogger reconfirms his assessment of the bust ahead for Australian housing' 100 David Llewellyn-Smith, Macrobusiness, 2010 ABS House Price Index 2002-2015 "an Australian house price crash is "a collapse in housing prices appears inevitable and cannot be avoided" unavoidable...the likely result will be Leith van Onselen, Macrobusiness, 2010 a severe recession...with values declining by approx. 40%" - Philip Soos, 2011 "Prepare for a property crunch. There's little doubt "Right now is not a time to be buying "I predict that property the cycle's correction real estate in Australia, prices are likely prices will fall by 15-20% phase will involve big falls" to fall up to 60%, possibly even more" in 2012. Don't Buy Now!" - Ross Gittins, 2004 Jordan Wirsz, 2011 - David Collyer, 2012 "it is a near certainty that "the peak reached in June of 2010 Australian housing will lose was the peak. I would expect to 70 value in nominal and real see house prices 40% lower than terms for the next decade" that in either real or nominal terms' The first recorded crash prediction David Llewellyn-Smith, 2011 was in 2001 by Neil Jenman, Prices Steve Keen, 2012 have more than doubled since then. The real estate market will "there's no point in paying a The real estate market "expect something of crash. It always does. And will crash in 2012. mortgage on an asset that is the order of a 20% the bigger the boom, the going to fall by 40% or so in Prices could fall fall between now and bigger the bust." by more than 60%" the next few years" the end of 2013" Neil Jenman, 2001 - Harry Dent, 2012 Steve Keen, 2008 Steve Keen, 2011

> Mar-2008 Jun-2008 Sep-2008 Dec-2008 Mar-2009 Jun-2009

Dec-2007

Mar-2010 Jun-2010 Sep-2010 Dec-2010

Dec-2009

Mar-2012 Jun-2012 Mar-2013

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Dec-2012

Jun-2011 Sep-2011 Dec-2011

Sep-2002 Dec-2002 Jun-2003 Sep-2003 Mar-2004

Jun-2004 Sep-2004 Dec-2004 Jun-2005 Sep-2005

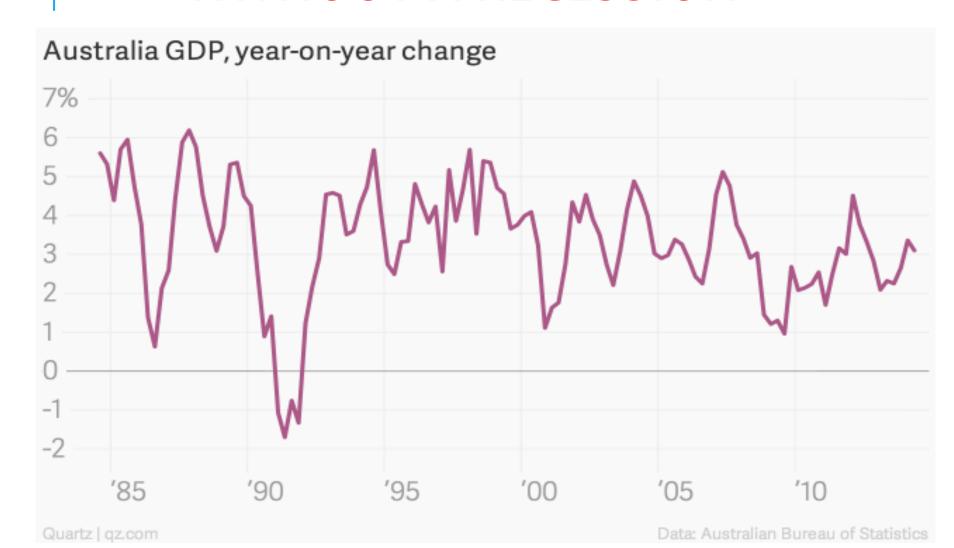
Mar-2005

Mar-2006 Jun-2006 Sep-2006 Dec-2006 Mar-2007

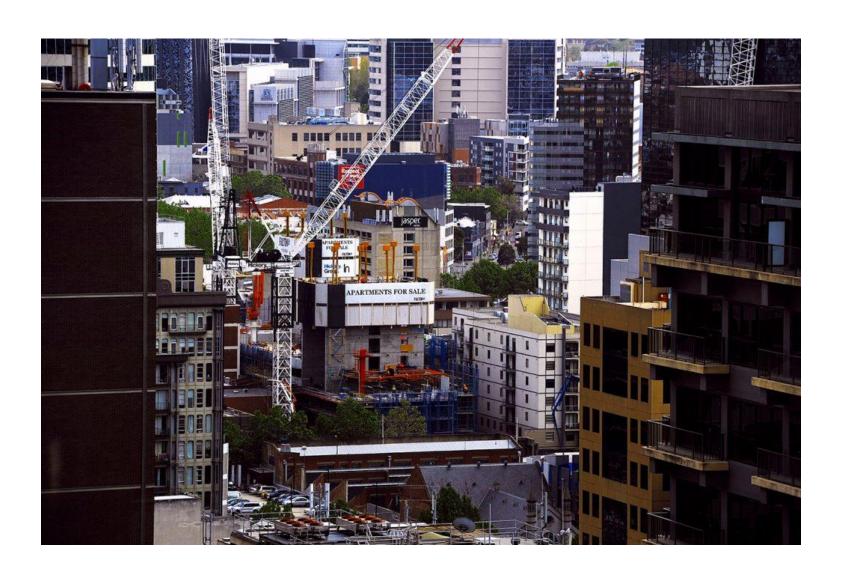
Jun-2007 Sep-2007

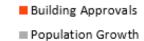
Dec-2005

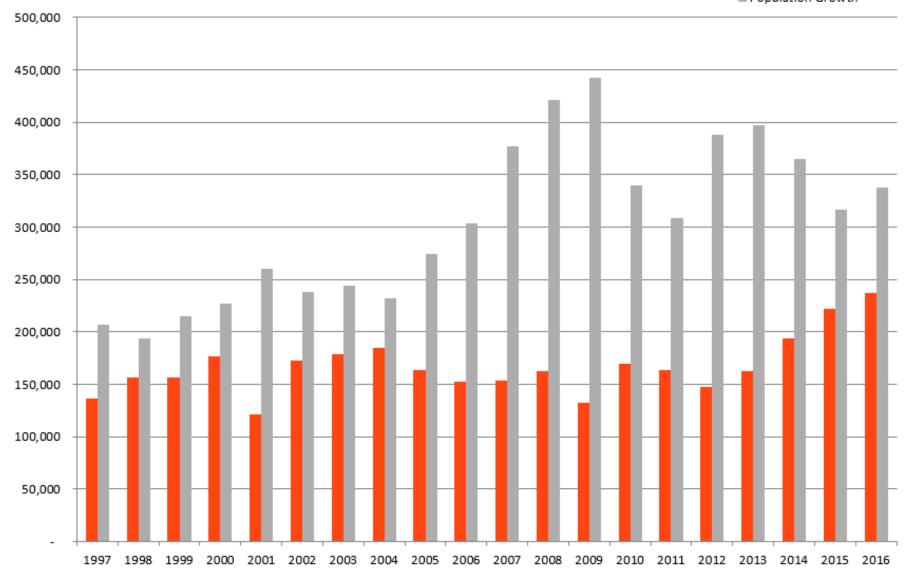
AUSTRALIA HAS GONE 24 YEARS WITHOUT A RECESSION



A lot of talk about oversupply:







2016 APARTMENT STATUS: HOW MANY WILL GET BUILT?



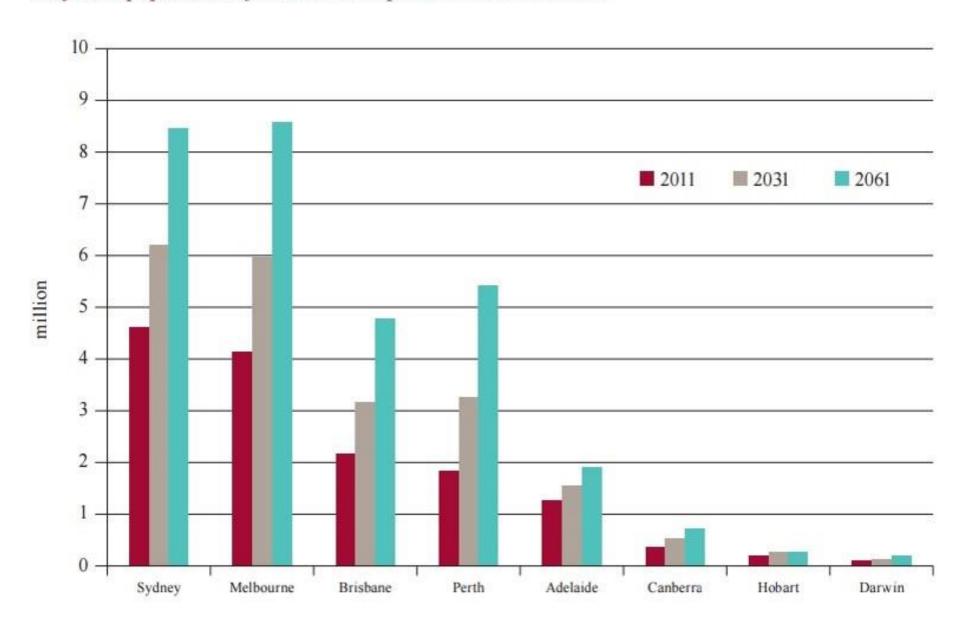
STOP PRESS! Australian



10 million new migrants coming Australia's population more than 40 million by 2060

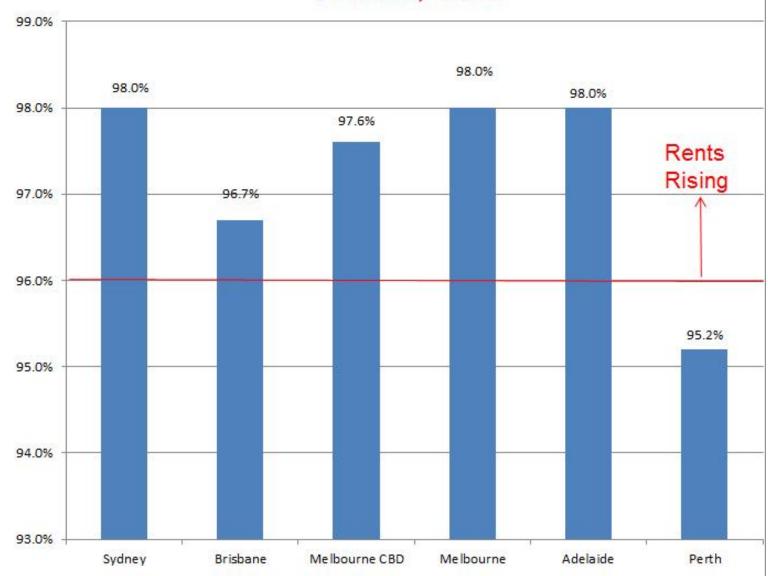
Where will they all live?

Projected population of Australian capital cities, 2011-2061

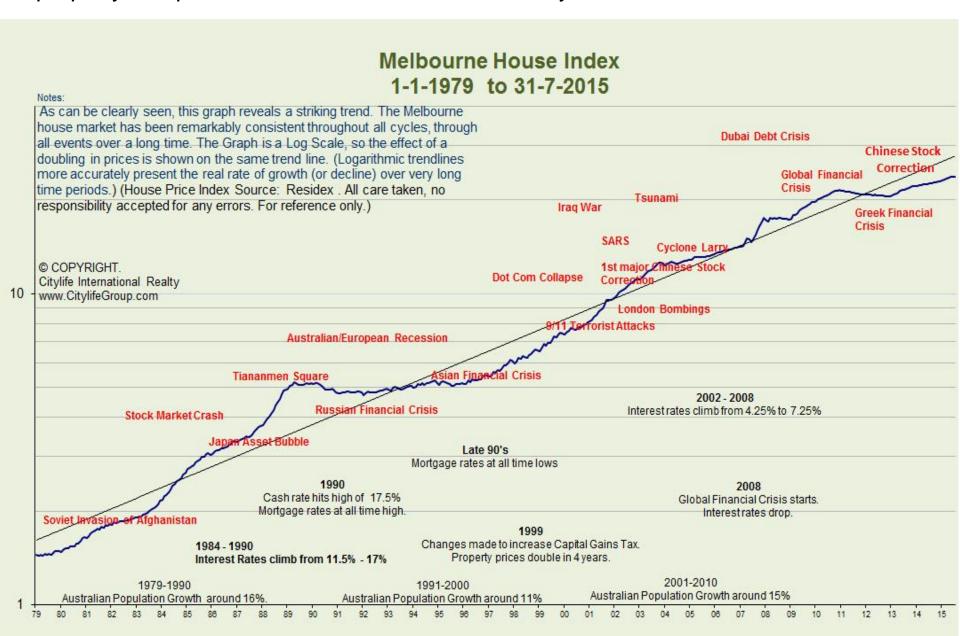


RENTAL OCCUPANCY RATES BY CITY, January 2017

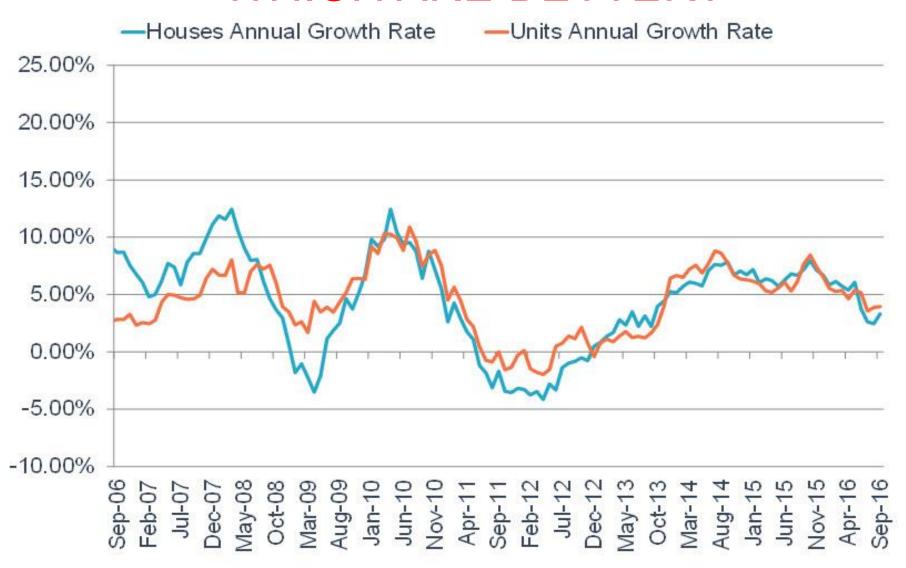




Through all political, economic, geographic, and historical events, Australian property has proven to be safe, secure and steady.



HOUSES OR APARTMENTS, WHICH ARE BETTER?



Source: CoreLogic

Here is how to make 170% return in ten years



PURCHASE \$500,000 Deposit 25%\$125,000 Costs 7% \$ 35,000 TOTAL \$160,000



At 5% growth:

Value 10 years \$814,000

Repay Ioan \$375,000 (75%)

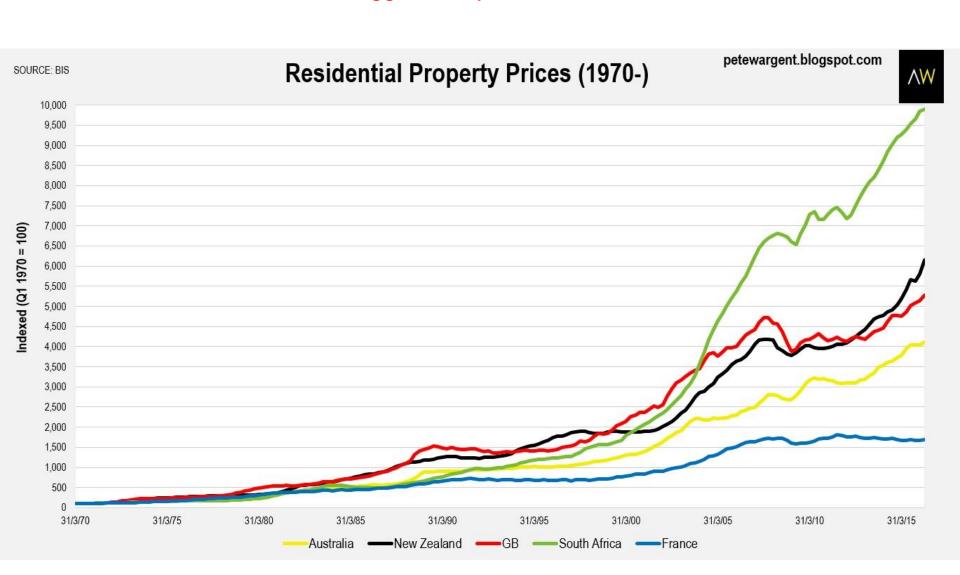
Return \$439,000

On outlay of \$160,000

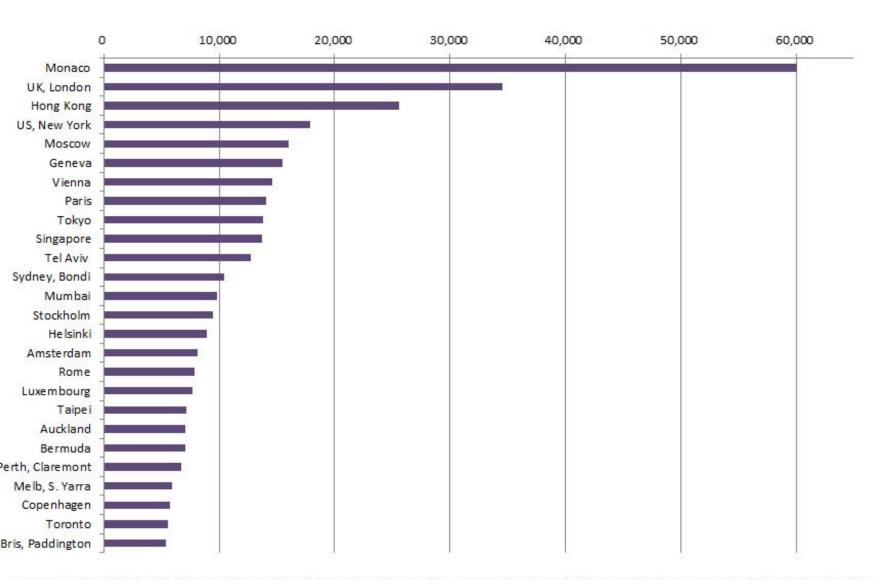
RETURN 174%

What about the BUBBLE?

Australia has lagged many countries IN PRICE GROWTH



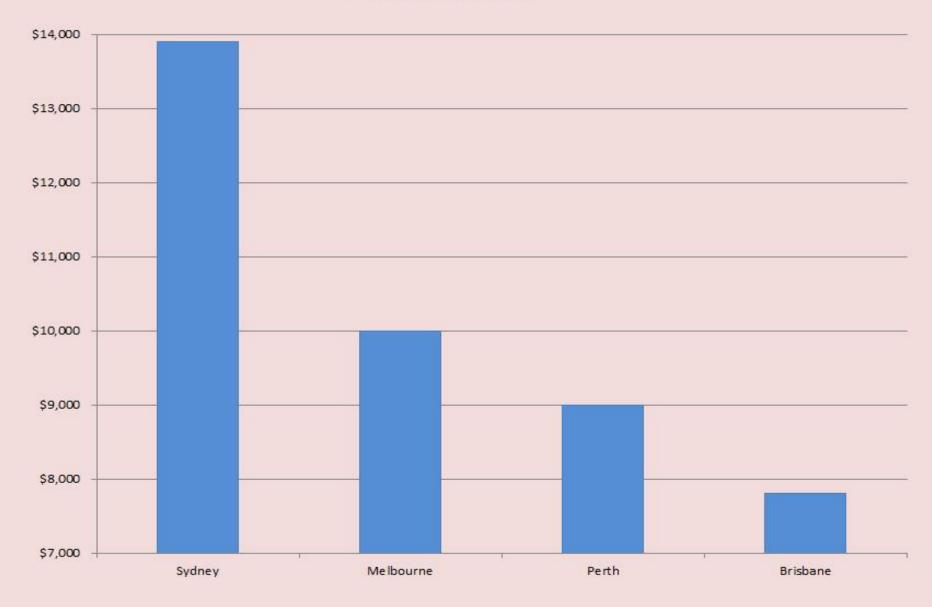
Worlds Most Expensive Cities in US\$ per square Metre



Source: Updated 2016: Global Property Guide: World's most expensive cities, based on average USD secondary sale price for a 80-120 sqm. 2-3 bedroom apartment in inner city locations, and may not include recent surges (or falls) in prices. (New projects can be significantly more expensive). Exchange rates affects the prices also. Australian cities from SQM research.

Per Sq Metre Rates - Australian Apartments

New, 64 sqm apartment



(Source: Residex Median Apartment Prices Dec 2015)



The 7 step System to Safely Building an Australian Property Portfolio...

And...Retiring with 4 Australian Properties With \$80K or more in TAX FREE income



WHAT IT'S NOT:

NO MONEY DOWN

GET RICH QUICK

COMPLICATED

RISKY

NOT FOR EVERYONE!

Getting Started – Step 1

YOU DO NEED MONEY!

It does not have to be a bargain!

Purchase price P1.

Your deposit -25%

Costs 7%

Borrowing - 75%

\$500,000

\$125,000

\$ 16,000

\$400,000

YOUR OPTIONS: Once you have acquired 4 properties:

Consider not selling but to embark upon the...

Ultimate Property Strategy (UPS)



UPS

Ultimate Property Strategy

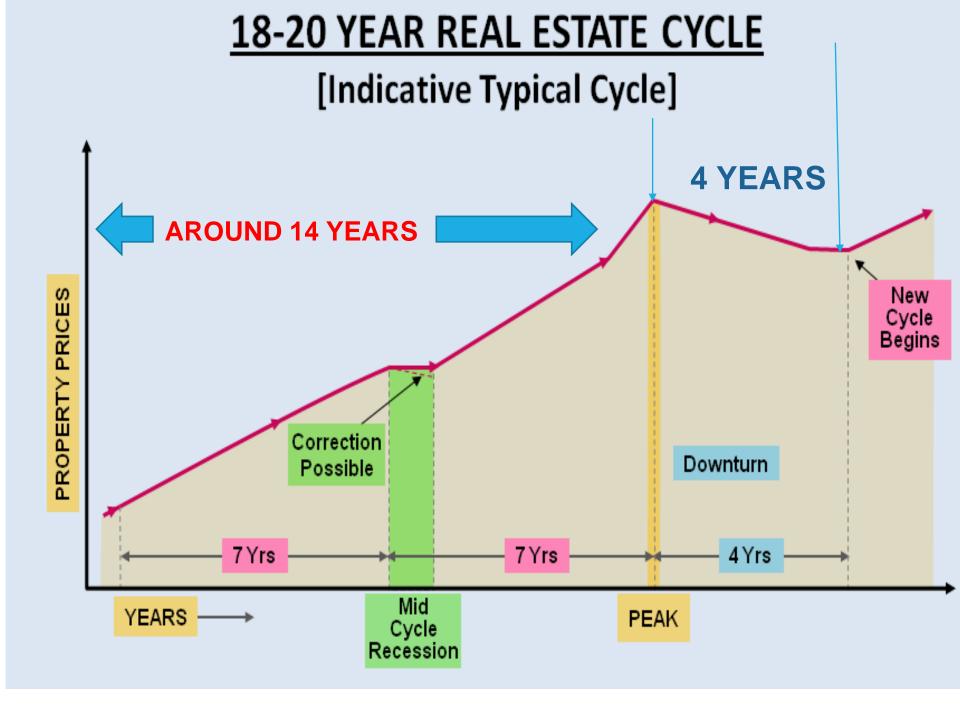
(The MAGIC: Tax free \$50,80,000 or even \$100,000 a year!



UNDERSTANDING THE AUSTRALIAN PROPERTY

CYCLE





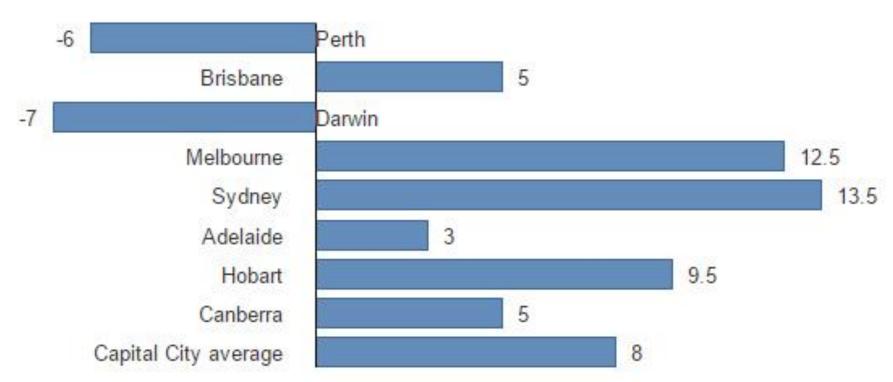
2016 THE YEAR IN REVIEW:

house/apartments:

RENTAL INDEX as at Feb 12, 2017 Source: SQM Reserch Captial Change in Rents **Total Gross Growth YoY** Return YoY YoY Current 3 years Vacancy \$741/\$509 +43%/+22% +12 2%/ +8.1% 2% 11.6%/8.5% 14.6%/ 12.3% Sydney \$501/\$381 4.6%/3.9% 9%/9.6% 2% 118%/65% 15.1%/ 10.7% Melbourne \$451/\$371 -0.2%/ -0.4% 1.4%/ 1.1% 3.3% 3.2%/ 1.1% 7.2%/6.1% Brisbane -8.1%/-10.4% -23.5%/ -22.7% -6.8%/ -8.4% Perth \$436/\$338 4.8% -3.5%/ -4.1% Adelaide \$371/\$289 1%/ 1.3% 4.3%/ 4.3% 2% 5.3%/ 4.2% 9.1%/ 9.2%

SQM Research 2017 property price forecasts





Midpoint of SQM's forecast range

Source: SQM Research



If you wait until the wind and the weather are just right, you will never plant anything and never harvest anything.

(Bible)

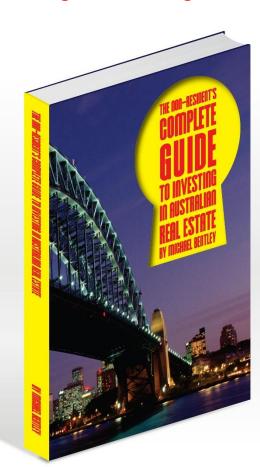
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www.Buy4properties.com

www.foreigninvestorsguide.com







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And look under RESEARCH