

The Pier

Bayside Real Estate News

September 2016



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7 Rules for Investing in Property

By Peter Lees

You see some people buy a property each time around the board and reach a point where yesterdays properties help pay for the one that you bought today. In fact a collection of 30, 40, 50 properties with the entire portfolio self funded is not uncommon.

So how do you start out? Well that's a bit like the old question, "how do you eat an elephant?" The answer is of course one mouthful at a time. The same applies to property.

1. Start with research

- Read the right books.
- Talk to your accountant about the best structure for you. For some buying in their own name is best. For others a company or trust structure is better.
- Learn about values in your market.

2. Finance

Talk to the right bank or finance broker to know your borrowing options. You are far more attractive to a seller if you are able to make an offer to purchase that is not subject to finance so talk to your lender about becoming pre-approved.

3. Find an agent that you can trust to always tell you the truth

An agent that understands property investing is a huge advantage.

4. Property selection

Buy the right property rather than what looks like the biggest bargain. Remember if it looks like a bargain it is probably because no one wants to buy it. The same may well happen when you want to sell it.

5. Tax benefits

Understand how the wording of the contract of sale may well set up the tax benefits (depreciation and



negative gearing) of your purchase for decades to come.

6. Getting YOU right

Get yourself emotionally ready to make the decision when the right opportunity knocks. Too many buyers get overwhelmed with nerves at the crucial moment. This causes them to make offers that they know at a subconscious level will never be accepted. This keeps them safe, but they never get to enjoy the financial security that property investment presents to those that own the monopoly board.

7. Looking after your investment

Your accountant and your property manager are your greatest ally in this venture. Select them very carefully. They both need to be knowledgeable and accessible. They need to bring their own contribution to the partnership. After all this is not a one year plan. It is a choice that you will live with for decades and is capable of providing great peace of mind.

Property investment is not for everyone. However for those suited it provides immense emotional and financial security. More than that, it gives you a passion and an interest that may endure your entire life, and maybe for the lives of generations to come.

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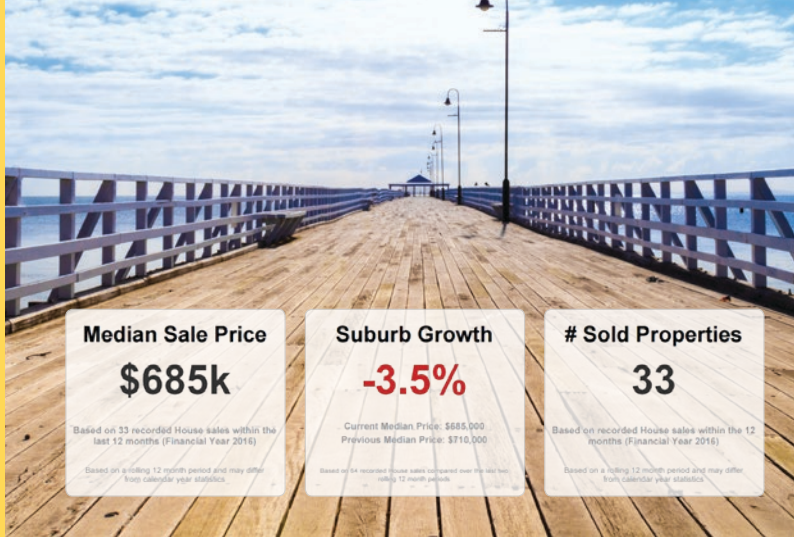
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Local Bayside.com

Focus Suburb: Shorncliffe

Shorncliffe is a suburb northeast of Brisbane and it was voted "the most liveable suburb in Brisbane". It is a small community with a village atmosphere. Highlights are the foreshore (the playground is INCREDIBLE!), the beautiful streets and homes and every local we met at the park was super friendly. Shorncliffe has one railway station, which is the terminus of the Shorncliffe railway line. Shorncliffe has a number of different festivals, including The Blue Water Festival and the start of the Brisbane to Gladstone yacht race which begins from the opening of The Cabbage Tree Creek. The Sandgate Golf Club commenced in 1921 with the official opening of its 9-hole course on 25 November 1922, having obtained a 21-year lease of the site from the Sandgate Town Council for a nominal rental as the Council believed that the golf course would be of lasting benefit. Shorncliffe includes one primary school; Shorncliffe State School and one private boys school; St Patrick's College. Both these schools are situated on neighbouring blocks of land to each other.

Popular streets for homeowners include Eagle Terrace, Signal Row, Shorncliffe Parade, Allpass Parade and Parade.



Street Information

The Number of Streets in the Suburb: 37
The Number of Streets in the Postcode: 669

Houses - Top 5 Streets by Median Value:

Street Name	Median Dollar Value
Eagle Tce	\$1,367,118
Signal Row	\$1,175,266
Shorncliffe Pde	\$1,025,096
Allpass Pde	\$1,006,112
Park Pde	\$959,031

Street with Highest Value House:
Allpass Pde

Houses - Lowest 5 Streets by Median Value:

Street Name	Median Dollar Value
Ballantrae Lane	\$576,609
Todd St	\$593,940
Cotton St	\$630,232
Twamley St	\$637,584
Marina St	\$649,814

Street with Lowest Value House:
Friday St

Units - Top 5 Streets by Median Value:

Street Name	Median Dollar Value
Oxford Pl	\$745,069
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

Street with Highest Value Unit:
Oxford Pl

Units - Lowest 5 Streets by Median Value:

Street Name	Median Dollar Value
Oxford Pl	\$745,069
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

Street with Lowest Value Unit:
Kate St

Learn more about our local suburbs at local.andersonfamilyrealestate.com Your local experts

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We have buyers waiting in this area
No upfront costs - Fast and stress free
No sale - No charge - Guaranteed



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HOUSES WANTED TO BUY

Kim is a renovator/developer with cash to buy blocks up to 1600m2 in Sandgate/Brighton/Deagon. Keen to purchase immediately.

Lachlan has a young family and is looking for a home to renovate and make their own, located in the Bayside area, and priced up to \$550,000.

We're helping **Graeme** find subdividable blocks of 800m2 to 1000m2 anywhere in Sandgate and Brighton area. He prefers to demolish and build new, and is an immediate buyer.

Larry is keen to buy property in the Brighton area with 800m2+ yard, with

potential to subdivide, and has a budget up to \$700,000.

Nadia has sold her property and is looking for a new home NOW! Brighton, Sandgate area, 4 bedrooms, 2 bathrooms, priced up to \$535,000.

Rachel is a developer and is on the lookout for Bayside subdividable properties over 800m2, and is ready to purchase within the next 45 days.

Do YOU have a property that would suit one of our buyers?

buyers.andersonfamilyrealestate.com



Where will you be when Santa comes?

If you've been thinking about selling your house and perhaps buying another, then, if you want to be happily moved and settled before Christmas, you'll need to start doing something soon.

Right now, in the Spring/Summer season, it's traditionally the time of high activity in the real estate market. There should be more properties to choose from if you're buying and many more buyers if you're selling. But the sooner you start, the sooner you'll be happily moved and settled.

At our agency we are gearing up for a frantic few months as we head towards Christmas. If this year is anything like previous years, it's almost certain that we'll need more properties to sell.

So, if you are thinking of selling before Christmas, please call us now and we'll be happy to give you a **FREE MARKET OPINION** on the sale price of your property



No Risk Selling – Guaranteed Results

1. No Upfront Costs – No Risk
2. The Highest Price For Your Property
3. Fast and Stress Free Process
4. Strong Negotiation Skills
5. Home Sellers Protection Guarantee

Modern Marketing Technology

We develop a tailored marketing strategy for your property that targets qualified buyers, not simply 'everyone'. Marketing across the web and social, print and traditional media ensures your property reaches the market in the most effective and efficient way, achieving the goal of generating multiple buyers competing to buy your property.

24 Hour Service Agency

People are at the heart of our service focus. We help you sell your property with less stress, no risk and at the highest price. You will always reach a real person when you call us, day or night.



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enquiries@andersonfamilyrealestate.com

CONTACT
24/7





Local Bayside.com

Find everything local at localbayside.com - Online Directory



Why buy local?

Where we shop, where we eat and have fun all make our community our home. Our one of a kind businesses are a big part of the distinctive character of this place. Our local area benefits when we support one another. Small local businesses are our largest employers in our community and provide the most jobs for our locals.



How we can all support local

When we buy from independent, locally-owned businesses, rather than nationally-owned franchises, significantly more of our money is used to make purchases and support other local businesses, service providers, and community groups. This continues to strengthen the economic base of our local suburbs keeping our networks and community strong.



Why is local better?

Local businesses hire people with a better understanding of the services they are selling and the needs of the local community, they take more time to get to know their local customers.



Join with us and support local businesses in our community. Let's buy local and get the message out to everyone in our local community.

Search the directory
www.localbayside.com