

Open Market - Auction / Private Listing	Off Plan / House and Land Packages
Very little depreciation values to work with, meaning higher negative gearing per month, costing you more and reducing the effect of your Investment Vehicle	Larger depreciation values to work with, helping you lower your taxable income, save you more by contributing less towards negatively gearing your investment property
Attend many open for inspections - time consuming	No open for inspections
Open for inspections at Agents convenience	An appointment at a time and place convenient to you
Find property you may be interested	We will help identify 'best fit' property to suit your requirements
What is it's condition / pre-existing defects - expensive property report	Off plan is brand new - no defects plus included warranties
Will you be required to make improvements to let it out	No, simply let out as is
What hidden pre-existing conditions that will add unforeseen expenses	None - if latent defects, they are under warranty
On finding a property you like attend the public Auction	On identifying a property you like, we will provide sufficient information to make an informed purchasing decision
Attend many Auction's until you outbid your competition	You know the price upfront - priced to sell
Bid against an Emotional Bidder or potential owner occupier who is highly emotional as they are limited to market choice matching their needs	No Bidding
Usually 10 % down and balance 30, 60 or 90 days	10% down, balance only on completion of development
Very little depreciation costs	High depreciation allowances
Full Stamp Duties	Fantastic Stamp Duty savings
If the bidding exceeds your calculated budget; start the open for inspection process and condition reports all over again ... and back to auctions and wasted weekends to repeat the whole process over and over again - could take many many months	Not applicable at all
Competition is exceptionally high in the traditional Real Estate Agent market	No competition - all property fairly priced
Supply / Choice is incredibly low	More than sufficient stock available providing incredibly wide choice to suit your requirements
Estate Agents represent and look after the Vendor only	This model set up to represent you! And look after Your Interests
Prices exceeding Vendors Expectations driven by market demand	Not applicable, all property pre-priced, what you see is what you pay
Prices more often than not make your Investment model Innefective	Do the calculations upfront, find a 'best fit' property that matches your requirements
Unsure of any hidden latent defects in apartment	Covered by builders warranties of 7 years
Unsure of any hidden latent defects in building	
Can you afford totake a building engineer with you to every apartment you may feel suits your requirements?	No need and no requirement to do so
Have you budgeted for the \$50,000 to \$80,000 cosmetic improvements that might be required?	
Does your budget allow for latent defect repairs to your apartment?	
Does your budget allow for latent defect repairs to the apartment building through body corporate charges?	Covered by manufacturer warranties
What if the water heating system, the airconditioning or the dishwasher breaks down? Ongoing repairs required for older property & older fittings etc!	