

RESIDENTIAL PROPERTY INVESTMENT RECIPE



OUR AIM:

- Be risk adverse
- Be able to realise your capital (to turn into cash)
- To protect your capital and income from inflation
- To make inflation your friend not enemy

DO NOT:

- Do not invest in any mining area or associated major towns
- Do not invest in any area where the major industry is tourism
- Do not invest in any area with a population of less than 1 million people

DO:

- Select a city with a population in excess of one million
- Where the base price is lowest
- The rental returns are the highest
- Only build high quality detached houses in quality areas with predominant owner occupier rate

ANSWER: BRISBANE

WHICH SUBURBS: North Lakes | Stone Ridge | North Harbour

WHY:

- They are all in a designated growth corridor
- Have direct access to Brisbane Airport, Gold Coast and Sunshine Coast
- Demand for land exceeds supply
- Detached housing in quality suburbs has the highest rental return

BUILDER: Only use a member of Queensland Master Builders Association with a reputation for quality and early completion.

PROPERTY MANAGER: Choose a property manager that specialises in this field, screens tenants thoroughly, does full walk through inspections every 3 months.

Steve Taylor & Partners use a builder who is debt free, building a house in 4 months with a continuous flow of tradies, not waiting for progress payments. They have also used the same property manager for 30 years.

DISCLAIMER:

Steve Taylor & Partners Editorial is opinion and not advice.

Readers should seek their own professional advice on the subject being discussed.

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Invest Well, Sleep Well and Laugh Easily.**

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LOOKING AT AN INVESTMENT PROPERTY IN BRISBANE?

"My Dad was a client of Steve's for over 20 years and recently retired owning six houses and debt free. I am now also a very happy client of Steve's and wish I had listened to Dad 10 years ago when he suggested I talk to Steve."

Mark (Fitter)



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