

www.smashpropertyinvesting.com.au



SMASH PROPERTY

HOW TO START PROPERTY INVESTING



SMASH
PROPERTY
INVESTING

ABN

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SMASH PROPERTY INVESTING

WE BUILD MULTI MILLION
DOLLAR PROPERTY
PORTFOLIOS FOR OUR
CLIENTS.

Welcome to Smash Property Investing, where we simplify the property buying experience for you.

We're committed to raising the standard for buyer's agency services.

Our focus is on helping you find the ideal property while maximising your investment potential.

We aim to build lasting relationships with our clients, providing you with the confidence and peace of mind you deserve throughout your property journey. Let's work together to achieve your investment goals.

STEP 1

UNDERSTANDING RISK AND REWARD

Property investing is a powerful tool for wealth creation, but it comes with risks. Before you dive in, it's crucial to understand both the potential rewards and the challenges.

Key Benefits

1. WEALTH CREATION

Build equity over time and use refinancing to leverage your assets.



2. PASSIVE INCOME:

Generate reliable rental income, creating financial security.



3. TAX ADVANTAGES

Benefit from deductions on mortgage interest, property depreciation, and more.



4. DIVERSIFICATION

Reduce overall investment risk by adding property to your portfolio.



Common Risks

Your risk tolerance shapes the type of areas and properties you should consider. Ask yourself:

- Market Volatility: Property values can fluctuate, impacting your returns.
- Maintenance Costs: Unexpected repairs can affect cash flow.
- Tenant Issues: Finding reliable tenants and managing leases can be time-consuming.

STEP 2

DEFINE YOUR RISK APPETITE

Your risk tolerance shapes the type of properties you should consider. Ask yourself:

FINANCIAL SITUATION

How stable is your income, and how much can you afford to invest?



INVESTMENT GOALS

Are you looking for quick profits (high risk) or long-term growth (lower risk)?



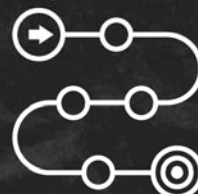
COMFORT WITH UNCERTAINTY

How well can you handle market fluctuations and tenant challenges?



TIMELINE

Are you aiming for short-term gains or building a portfolio over 10-20 years?



STEP 3

SET CLEAR INVESTMENT GOALS

Defining your goals will keep you focused and guide your investment strategy.

INCOME GOALS

How much passive income do you want to generate?

LIFESTYLE GOALS:

Do you want more time for family, travel, or starting a new venture?

EQUITY GOALS:

What level of wealth are you aiming to build?

Short-Term vs. Long-Term Goals:

SHORT-TERM:

Buy undervalued properties, renovate, and sell quickly.

LONG-TERM:

Focus on properties with steady rental income and capital growth potential.

STEP 4

KNOW YOUR FINANCIAL POSITION

Before making any investment, get a clear picture of your finances.

Create a detailed list of your monthly expenses and income sources.

1. INCOME & EXPENSES

- Create a detailed list of your monthly expenses and income sources.
 - Reach out to us if you need a detailed budget template

2. CREDIT SCORE

- Improve your score by reducing debts and maintaining low credit card balances.
 - Reach out to us if you need investment savvy broker to assist you with borrowing

3. CASH BUFFER:

- Build an emergency fund to cover unexpected expenses.
 - If you dont have one just yet then the budget sheet in point 1 wil help you work toward creating tthis buffer.

STEP 5 BUILD YOUR SUPPORT TEAM

Successful property investors don't go it alone. Surround yourself with the right professionals to guide your decisions:

Key Benefits:

MORTGAGE BROKER

Investment Savy Brokers will find the best financing options for you

BUYER'S AGENT

Helps you create your investing strategy, finds and negotiate high-potential properties that fit your goals.

PROPERTY MANAGER

Handles tenants, maintenance, and lease agreements.

ACCOUNTANT

Maximises tax efficiency and ensures compliance.

They also assist with creating and setting up the right structures for you like Trusts, Smsfs etc

SOLICITOR

Manages legal complexities and protects your interests

STEP 6

CHOOSE THE RIGHT STRATEGY

Different strategies suit different goals. Here are a few to consider:

BUY AND HOLD

Ideal for long-term capital growth and rental income.

RENOVATE AND HOLD

Increase a property's value through improvements.

FIX AND FLIP

Buy, renovate, and sell quickly for a profit.

ADDING A GRANNY FLAT

Boost rental income with an additional dwelling.

The key to choosing the right strategy doesn't need to be complicated. When it comes to property investing, your strategy should align with your unique goals and financial circumstances. Different strategies serve different purposes and can be deployed at different times throughout your overall journey.

STEP 7

TAKE ACTION!

Taking the first step in property investing is often the hardest, yet it is the most crucial. Many aspiring investors spend years researching, analysing, and waiting for the "perfect" time to enter the market, but the reality is that no investment is entirely risk-free, and market conditions will always fluctuate. What sets successful investors apart is their ability to take action despite uncertainty.

They understand that while preparation is important, progress comes from making decisions and moving forward.

By taking action, you can learn from real-world experiences, adapt your strategy, and build confidence as you go.

This guide is designed to help you take those first steps confidently by evaluating your investment goals, understanding your risk tolerance, and choosing a strategy that aligns with your personal and financial situation. Remember, the path to building wealth through property is not about waiting for the perfect opportunity but rather about seizing the opportunities available to you now and learning along the way.

USE THIS AS A CHECKLIST AND STEP-BY-STEP GUIDE TO BOOST YOUR CONFIDENCE AND CLARIFY YOUR DIRECTION.

SERVICE OPTIONS



SERVICE	THE BLUEPRINT	THE DEAL FINDER	THE VIP SERVICE
Service Description	Personalised strategy and suburb insights	Personalised strategy and exclusive properties	All inclusive property buying journey
Personalised Strategy: Tailored plan that align with your unique investment goals.	✓	✓	✓
Market Insights: Comprehensive evaluation of suburbs and trends to pinpoint the best locations for your investments.	✓	✓	✓
Property Search: We seek out deals specific to the criteria discussed on your strategy.		✓	✓
Continuous Market Monitoring: Stay informed with regular updates on suitable listings tailored to your criteria.			✓
Expert Negotiation: We negotiate on your behalf to secure the best possible deal.			✓
Management: We handle all communications with agents and coordinate building and pest inspections for a hassle-free experience.			✓
Support: Assistance with liaising between your broker, conveyancer, and property manager as needed.			✓
Tools and Insights: We equip you with valuable insights and projections to boost your confidence in understanding the numbers of your investments.			✓
Regular Check-ins: Enjoy bi-annual reviews to track your growth and ensure you stay aligned with your investment goals.			✓

WHAT WE GUARANTEE

- **Response Time:** We respond to all client phone inquiries within 24 hours and reply to all client emails within 48 hours.
- **Transparent Communication:** We commit to regular updates and maintain open lines of communication throughout the buying process.
- **Comprehensive Market Analysis:** We guarantee thorough research and analysis of property markets to ensure informed purchasing decisions.
- **No Hidden Fees:** We provide a clear breakdown of all costs involved, with no unexpected fees or charges.
- **Access to Exclusive Listings:** We promise access to off-market and exclusive property listings that may not be available to the general public.
- **Personalised Service:** We offer tailored strategies based on your individual needs and investment goals.
- **Expert Guidance:** We promise access to knowledgeable advisers who stay updated on market trends, legal changes, and investment strategies.
- **Proactive Monitoring:** We proactively monitor and communicate about any issues related to property financing or market conditions.
- **Regulatory Compliance:** We stay updated on the rules of conduct under each states real estate regulations.

For the VIP service package we also guarantee;

- **Professional Negotiation:** We assure clients that our negotiations will advocate for the best possible price and terms on your behalf.
- **Post-Purchase Support:** We provide ongoing support after the purchase, including assistance with your property management team if required, market updates, property value reviews bi-annually.
- **Thorough Due Diligence:** We guarantee detailed inspections and assessments of properties to identify any potential issues before purchase.
- **Deal Security:** If a Deal falls through due to Building and pest or Finance clauses we will work with you to ensure that we are able to secure a new deal

WHAT OTHERS ARE SAYING



Nick and Akira made the entire process as smooth as it could be, and were fantastic in their communication and updates throughout the process. I am very pleased with the off-market deal they secured for me and am looking forward to working with them again!



- Bryn -

Nick and Akira were highly professional and knowledgeable, prompt in communication and overall an absolute pleasure to deal with. Definitely recommend their service!



- Daniel L -

Cant recommend Akira and Nick enough, from the first phone call to after settlement, they were both there to help in any way they could. Always on their phones ready to answer or step in when needed. Had all information on hand and ready to go, lots of connections within the Real Estate world with great off market opportunities!! Will be using again, couldnt be more happy!



- Angus -

Highly recommend! Having watched many property investing videos and seminars with other so called 'experts', Nick stood out for his truly genuine and caring approach. He provided us with honest and straightforward advice for our situation and has helped create an investment strategy that gives my wife and I reassurance for our future.



- Shaun M -

I had no idea what to do and where to begin with investing in property. I'd been sitting on the fence for years missing out on potential gains. Since talking to Nick from Smash property investing I'm on my way to purchasing my first investment property. Helping me from start to finish, as a complete novice I am much more confident in my choices and the outcome ahead thanks to Smash property investing - I would highly recommend Nick for his expertise in the field and patience in explaining things clearly



- Greg F -

Massive thank you to Nick and Akira from Smash property. They truly gave me the confidence to become a borderless investor. Their data driven knowledge, expertise in understanding the required renovation, leverage of other providers like solicitors really gave me the required helping hand and confidence to make the purchase. A purchase after renovation would be 60-70k below market value in regional QLD for an interstate Sydney investor!

.....More on google



- Wilson H -





EXAMPLES OF RECENT PURCHASES

RECENT PURCHASE SPOTLIGHT



Brisbane, QLD
PURCHASED: \$650K



\$40,000

UNDER MARKET VALUE

Market Rent
\$600 P/W



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RECENT PURCHASE SPOTLIGHT



Regional, QLD
PURCHASED: \$485K



\$35,000

UNDER MARKET VALUE

Current Rent
\$520P/W



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RECENT PURCHASE SPOTLIGHT



Regional, QLD
PURCHASED: \$285K



\$30,000

UNDER MARKET VALUE

Current Rent
\$470P/W



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RECENT PURCHASE SPOTLIGHT



Victoria Park, WA
PURCHASED: \$450K



\$40,000

UNDER MARKET VALUE

Current Rent
\$600P/W



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WHETHER OR NOT YOU CHOOSE TO WORK WITH US,
WE HOPE THIS DOCUMENT ADDS VALUE TO YOUR
JOURNEY TOWARD BUILDING A BRIGHTER FUTURE.