



FREE INVESTOR BUYING GUIDE

Your step-by-step roadmap to smart property investing



Get expert insights and data-backed strategies designed for property investors.

Start your investment journey today.



GET FAIR PROPERTY
KEY TO UNLOCK FREEDOM

Who this is for:

- New and experienced investors focused on long-term wealth
- Rentvestors, SMSF investors, and interstate buyers wanting a data-led approach

Investor Step-by-Step



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Before you start:



Define your strategy:

- growth
- yield
- balanced



Confirm borrowing capacity, buffers, and loan structure with your broker & accountant



Decide ownership structure: personal, trust, or SMSF (get professional advice)



Build your A-team: broker, accountant, conveyancer, B&P inspector, property manager, insurance



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Follow this 6-step process



Discovery & Goals

Set clear financial and portfolio goals



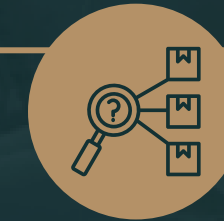
Strategy & Finance Ready

Model cash flow, buffers, and structure



Research

Shortlist markets using macro & micro data



Source & Shortlist

Identify strong deals aligned to your PSC



Negotiate & Due Diligence

Secure the right asset, manage risk



Settlement & Post-Support

Insurance, PM setup, performance tracking



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Step 1

Discovery & Goals



- Define measurable targets (income, equity, timeframes)
- Understand risk tolerance and build buffers for vacancy, rates, maintenance



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Step 2

Strategy & Finance Ready



- Finance: pre-approval, buffers, offsets; plan IO vs. P&I with broker
- Structure: personal, trust, or SMSF (ensure compliance if SMSF)
- Tax: depreciation, negative gearing, land tax thresholds
- Cash flow model: stress test at higher interest rates



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Step 3

Research (Macro & Micro)



Macro: population, jobs, infrastructure, migration, economy

Micro: vacancy rate, yield, stock, affordability, approvals, hold periods

Compare regions and avoid overheated markets.



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Step 4

Source & Shortlist



- Use agent connections and listings to find good deals
- Check for risks (flood, bushfire, land restrictions)
- Shortlist with price range and suburb insights



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Step 5

Negotiate & Due Diligence



- Use smart offer terms to boost acceptance but protect your position
- Conduct B&P / strata checks; review levies and sinking fund
- Confirm rent range and property manager feedback
- Finalise finance and valuation



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Step 6

Settlement



- Activate landlord/building insurance from exchange
- Appoint Property Manager; confirm rent & ad strategy
- Order depreciation schedule for tax deductions
- Review performance quarterly and plan next move



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Investor Checklist



- ✓ Strategy defined (growth/yield/balanced)
- ✓ Finance pre-approval and buffers set
- ✓ Structure confirmed with accountant
- ✓ PSC completed and agreed
- ✓ CMA, suburb & LGA data reviewed
- ✓ B&P / strata checks cleared
- ✓ Insurance active from exchange
- ✓ Property Manager appointed, rent range set
- ✓ Depreciation schedule ordered



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Risks & How We Mitigate



- **Vacancy & rent risk:** Buy in high-demand areas, price correctly
- **Interest rate rises:** Model at higher rates, keep buffers
- **Overpaying:** Use comparables, walk away if numbers don't work
- **Hidden issues:** Full due diligence and inspections



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Frequently
asked
Questions

Growth or yield?

Depends on your goals and timeline—most portfolios start balanced and evolve.

Can I buy interstate?

Yes. We operate nationally with data and local experts.

SMSF purchase?

Possible but regulated. Always consult your accountant or SMSF specialist.

ABOUT GET FAIR PROPERTY

- Buyers' agents representing investors only
- Data-led, negotiation-focused approach
- National network for off-market and pre-market deals
- Ongoing support to help you scale your portfolio

SERVICES PROVIDED

Types of services offered

- Full Buying Service
 - From strategising your purchase all the way to settlement / handover to Property Manager.
- Negotiating Only
 - You source, we negotiate & conduct DD. Assisting all the way to settlement / handover to Property Manager.
- Auction Bidding Only
 - Take the emotion out from the auction to avoid costly mistakes.



Disclaimer

This guide is general information only. It's not financial, legal, or tax advice. Seek independent professional advice before acting.

Thank you!

"LET US HELP YOU WITH YOUR PROPERTY JOURNEY"
TOGETHER, LET'S BUILD WEALTH & ACHIEVE FINANCIAL FREEDOM!

**SCAN
ME!**



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