

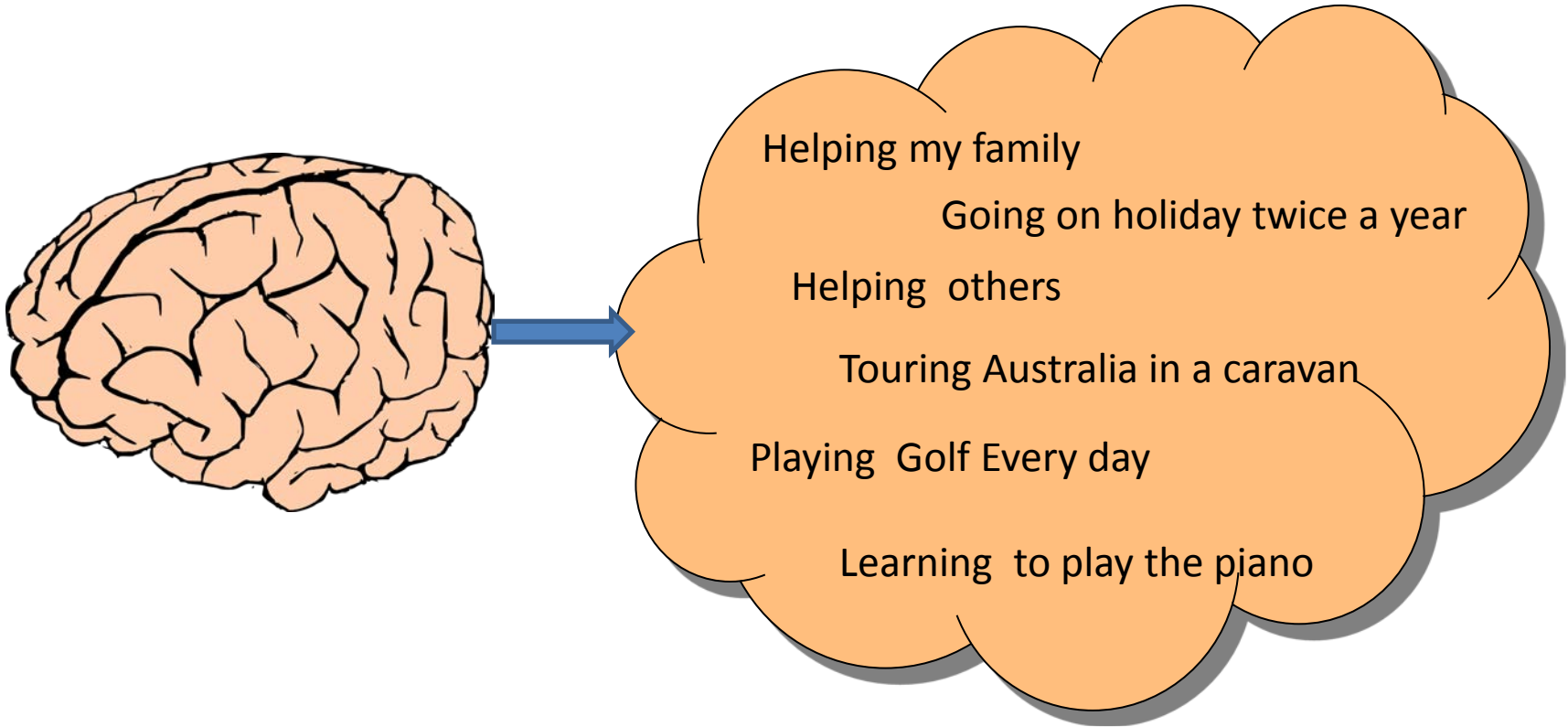


# ULTIMATE WEEKLY WEBINAR SUPPORT PROGRAM



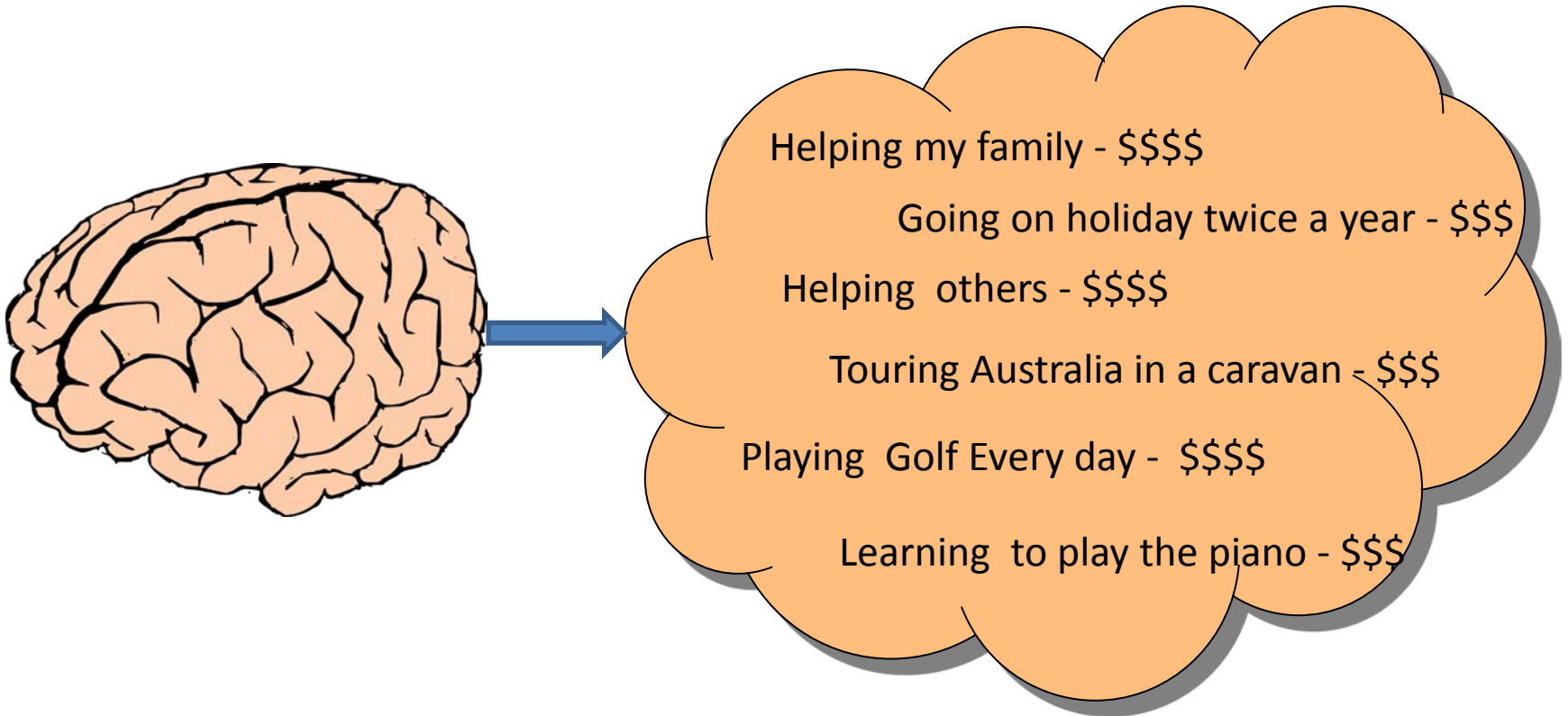
# Written Plans – Part 1

# Goal Visions



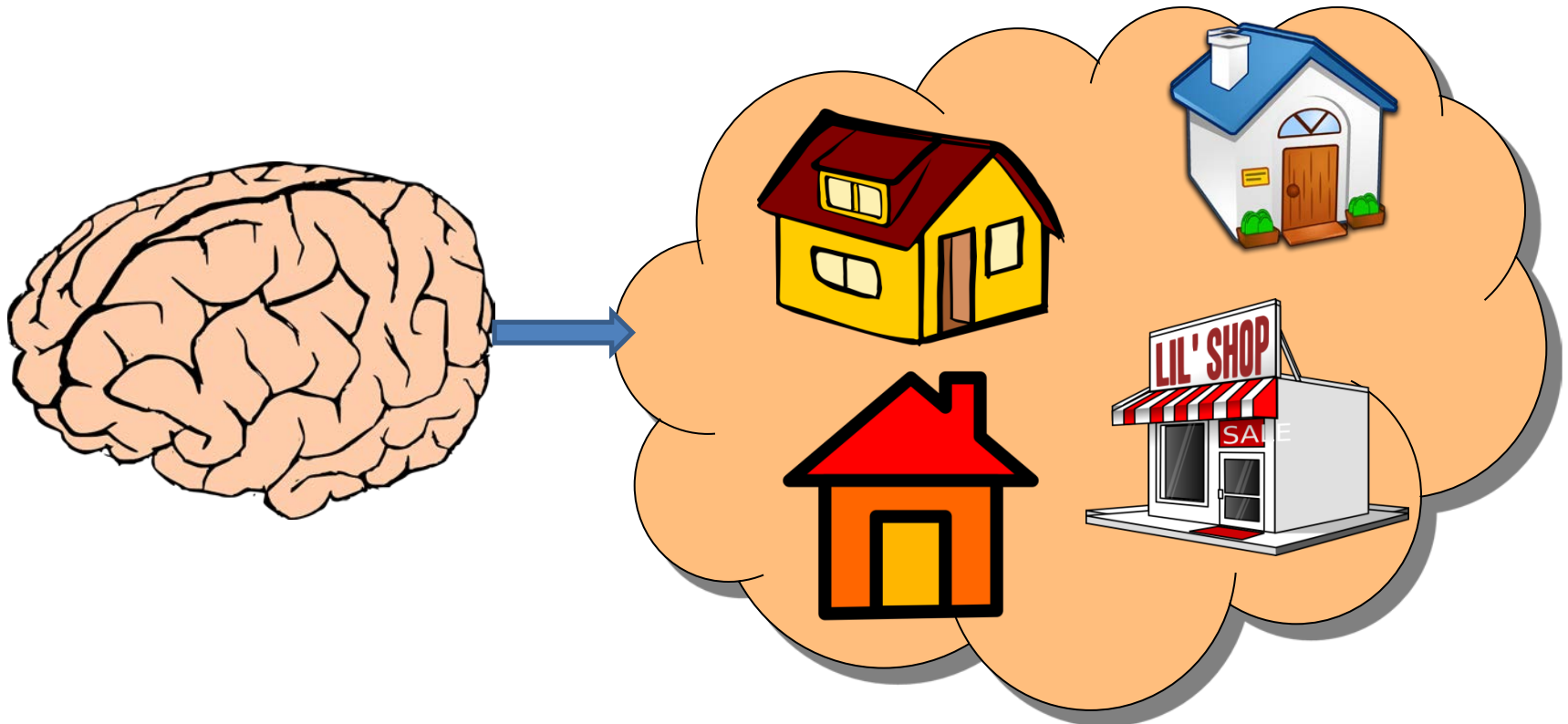
It is 20xx and I am enjoying .....

# Goal Visions



How much will these activities or pursuits cost in total?

# Goal Visions



Convert the sums of money required to carry out your pursuits into a required TOTAL INCOME stream.

It is 20xx and I own 4 properties without loans that give me \$xxxxk in income

NOTE that ideally these properties are debt free – ie. No Bank loans

# Assumptions

- Investor has had a Finance & Strategy Review
- Investor has spent some time thinking about long term goals and has arrived at an INCOME figure
- Investor has looked at the bootcamp video Day 3 Session 2 and has assessed their personal investing profile.
- Investor has a clear understanding of how to undertake calculations concerning investment property using the various measurement criteria. Our previous presentation “The Numbers” explains these calculations.

# Investment Portfolio Considerations

- Location of Property
- Type of Property and gross rental yields
- Supply and Demand
- Equity Growth Performance
- Income Performance
- Local market volatility – risk Profile
- Choice of investment mix - diversification
- Eggs in one basket - diversification

# Break down your goal Vision

|            | Location            | Type                                    | Price Range |           | Equity Needed to Buy' |           | Net Income Desired |
|------------|---------------------|---|-------------|-----------|-----------------------|-----------|--------------------|
|            |                     |   | From        | To        | From                  | To        |                    |
| Property 1 | QLD, Regional       | 3 Bedroom<br>Single<br>Storey           | \$150,000   | \$200,000 | \$39,000              | \$50,000  | \$12,000           |
| Property 2 | VIC Metro           | 6 Bedroom<br>Let by the<br>room         | \$450,000   | \$550,000 | \$207,000             | \$253,000 | \$54,000           |
| Property 3 | VIC. Regional       | 2 Shops on<br>single title              | \$200,000   | \$300,000 | \$92,000              | \$138,000 | \$20,000           |
| Property 4 | NSW, Outer<br>Metro | 4 Bedroom<br>Single<br>Storey<br>AirBnB | \$450,000   | \$500,000 | \$117,000             | \$130,000 | \$40,000           |
| Total      |                     |   |             |           |                       |           | \$126,000          |

THESE ARE PROPERTIES WHICH YOU ARE KEEPING TO PROVIDE INCOME.  
Your Goal Vision has been broken down into 4 property summary details

Note – Some research will be required at this point to understand the performance of your chosen portfolio properties

# Now Research

- At this point you need to research the market to understand how each type of investment performs

Volatility?



Where?



Prices?

Growth?

What?



Yield?

Market?

END