

Leonie's Tips (www.leoniesnook.com)

If you want to make a smart investment - look for...

- 1. Properties that are well located:** near schools, amenities and with good motorway access. People prefer to live in a good area.
- 2. Properties you can add value to:** where there is potential to increase a property's value or rent by more than the cost of improvements or renovations, e.g. adding an extra bedroom by partitioning a larger space, converting a basement or garage, adding an extra bathroom, carport, decking or landscaping etc.
- 3. In the case of better cashflow, think laterally:** find properties with potential for multiple income streams for the same level of debt, e.g. two flats joined as opposed to a large house. Split level housing, where each part is or can be made rentable, a property with a self-contained granny flat, or that can be rented by the room.
- 4. In the case of capital gain, a higher future demand or premium:** properties in high population growth areas with limited land, or locations which will have high demand or command a premium, or properties with an 'x-factor', e.g. views or a sub-dividable section.
- 5. Opportunity to make money when you buy:** you make your money on the way in by finding a great deal. Buy from motivated sellers and re-value the property to recycle your equity. Properties requiring work may be bought at discount.
- 6. Properties that will be appealing to tenants:** If you could never live there then others might not either. Quality properties that are kept presentable will be easier to rent and are more likely to be looked after.
- 7. Properties where you can take a long-term view and hold:** properties (on average) double every decade and holding a purchase over a longer term evens out market fluctuations.

Please email me at leonie@leoniesnook.com for all your property queries or visit www.leoniesnook.com