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PRPTY360°



Grow your wealth with smart property investments



REDUCE RISK



MAXIMISE INVESTMENT RETURN



MAKE SMARTER CHOICES



CONFIDENTLY EXTEND YOUR PROPERTY PORTFOLIO

REMOVING THE GUESSWORK
OF WHERE THE BEST YIELD IS



Making your property
portfolio work harder &
deliver greater returns


The powerful fusion of data and 'dirt'

PRPTY360 provides a complete property acquisition service that delivers quantifiable results.

We assist investors by providing privileged insight, guidance and results, with the explicit objective of reducing risk and maximising investment returns.

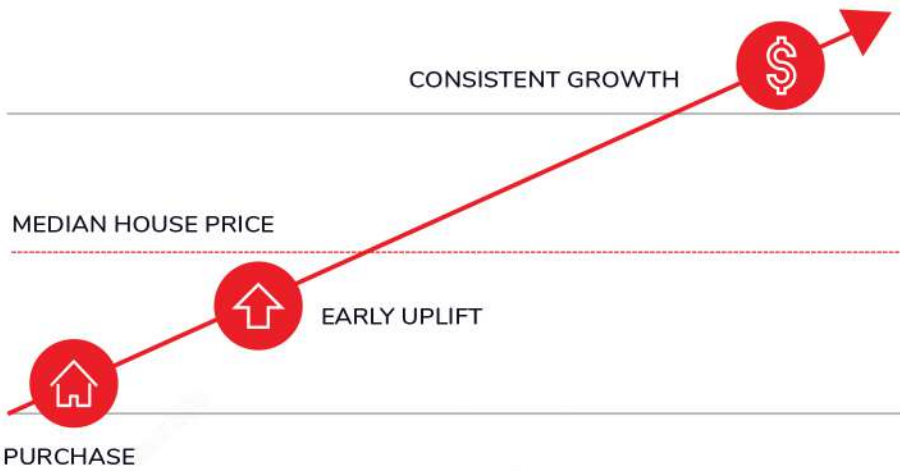
This is achieved by fusing extensive data analysis with 'kicking the dirt' local market fundamentals gained from time spent with local councils, real estate agents and property developers in the area of interest – as statistics in 'real life' often look different than on paper.

Specific housing options are then selected based on their potential to deliver sharp early uplift and robust growth. Accordingly, **PRPTY360** favours new builds (houses) in premium blocks on small land subdivisions that have accessibility to infrastructure and are located in waterfront/ lifestyle locations.



PURCHASING STRATEGY

To deliver accelerated early uplift
and consistent growth:



How to cut through the hype
and identify a hot spot



Creating property portfolios that work harder and deliver higher yield

PRPTY360 provides each investor a comprehensive property acquisition strategy based on personal circumstances, goals, capabilities and limitations, with the explicit objective of reducing risk and maximising investment returns.

- Collecting and reviewing data from multiple sources
- Compiling a short list that aligns with the investor's borrowing capacity and portfolio objectives
- Hitting the ground and speaking directly with local agents and property managers, councils, etc. We even talk with the buyers and renters at open homes.
- Reviewing the infrastructure proposed for the investment areas, to include transport, education, medical and government policy
 - a. For example, in Geelong, companies are provided with a 50% reduction to payroll tax and a 20% discount to the company tax rate and individuals are provided double the FHOG.*
- Presenting a report with specific recommendations
- Property negotiations and purchase management for the selected property



PROVIDING ASTUTE
INVESTORS PRIVILEGED
INSIGHT, GUIDANCE
AND RESULTS

Providing astute investors privileged insight, guidance and results
Taking the risk out of saying 'yes' to your next property



Equity Gain: \$106,599 in 17 months

| DATE | PRICE |
|----------|-----------|
| May 2017 | \$480,000 |
| Oct 2018 | \$586,559 |



Equity Gain: \$148,540 in 21 months

| DATE | PRICE |
|----------|-----------|
| Jan 2017 | \$630,500 |
| Oct 2018 | \$777,040 |



Equity Gain: \$51,367 in 11 months

| DATE | PRICE |
|----------|-----------|
| Nov 2017 | \$689,000 |
| Oct 2018 | \$740,367 |



Our outperformance against the Sunshine Coast Median is 4.93%

| DATE | PRICE |
|------|-----------|
| 2016 | \$570,000 |
| 2019 | \$660,000 |



Our outperformance against the Brisbane Median is 7.68%

| DATE | PRICE |
|------|-----------|
| 2015 | \$560,000 |
| 2019 | \$639,000 |



Our outperformance against the Sunshine Coast Median is 4.69%

| DATE | PRICE |
|------|-----------|
| 2016 | \$666,250 |
| 2019 | \$763,500 |



Equity Gain: \$71,200 in 20 months

| DATE | PRICE |
|----------|-----------|
| Feb 2017 | \$620,000 |
| Oct 2018 | \$691,200 |



Equity Gain: \$93,000 in 10 months

| DATE | PRICE |
|----------|-----------|
| Jan 2017 | \$227,000 |
| Sep 2018 | \$320,000 |



Equity Gain: \$42,214 in 07 months

| DATE | PRICE |
|----------|-----------|
| Mar 2018 | \$594,500 |
| Oct 2018 | \$636,714 |



Our outperformance against the Ocean Grove Median is 32.5%

| DATE | PRICE |
|------|-----------|
| 2016 | \$562,000 |
| 2018 | \$690,000 |



Median House Price Growth

| DATE | PRICE |
|------|-----------|
| 2016 | \$667,280 |
| 2018 | \$825,000 |



Our outperformance against the Sunshine Coast Median is 5.77%

| DATE | PRICE |
|------|-----------|
| 2016 | \$492,000 |
| 2018 | \$549,975 |

Get in touch for more details

THE 3M METHODOLOGY

This three-stage approach to property evaluation, analyses each property at a Macro, Meso and Micro level.

MACRO: REGIONAL ANALYSIS

This review is about the bigger picture.
It assesses the property using the following parameters:

- Private and Government Capital Expenditure within the Property Sector and its subsequent implication on property investment
- Real Population Growth that affects demand for housing and a consideration to the supply of housing
- Potential – Is there scope for future economic growth and activity
- Market Conditions – What stage of the cycle is the market in and what are the current and forecasted sales activity
- Risk – What is the current and predicted economic diversity and population size



MESO: LOCATION ANALYSIS

The market value of an area or locality increases or decreases on the basis of the infrastructure surrounding the location.
We evaluate the following parameters:

- Demographics
- Affordability
- Desirability
- Vacancy rates
- Historical growth rate
- Sales activity



MICRO: **PROPERTY ANALYSIS**

On a micro level, in order for a property to be deemed investment worthy, it must check the following requirements.

- Proximity to amenities – Schools, shops, transport, employment, infrastructure
- Value – Valuations, market comparisons, opportunity to add value
- Build – Aesthetically pleasing design, modern and necessity oriented features and finishes,
- Cash flow – Its gross rental yield



**“YOUR BEST INTERESTS ARE AT
THE FOREFRONT OF OUR ADVICE”**

Julian Fadini is a leading acquisition adviser and founder of PRPTY360. Julian is renowned for identifying areas/ opportunities with high yield potential. As such, his advice and recommendations are actively sought by investors directly, as well as from financial planners, accountants, brokers and other professionals on behalf of their SMSF clients who are seeking to achieve maximum return from their portfolio.