

The Future of Investment Property Selection and Advice



The I-Invest Property System empowers you with:



- The broadest range of investment property,
- An easy to use property investment analysis tool,
- The capability to model an investment property to achieve or optimise client results,
- Access to a range of Professionals and value-added services to support your advice,
- The ability to order and track the property investment selection from registration of interest to settlement, and
- The option to monitor the performance of a portfolio to assist investors make profitable investments decisions now and in the future.

The provision of information to help investors make better decisions has never been more effective whilst at the same time raising operational and ethical standards.

The screenshots display the software's capabilities, including:

- Property Info:** A form for entering details like Property ID, Name, Number, Type, State, Bedrooms, Gross Floor Area, and Bathroom.
- Financial Objectives:** A section for setting Savings (30000), Income Target (2000), Equity Available (100000), and Portfolio Value (\$2,080,000).
- Charts:** Line graphs showing Growth, Mortgage, Available Equity, and Total Equity over time. A bar chart shows monthly cash flow.
- Client Details:** A section for Financial Objectives, Finance Details, and Risk Assessment.
- Project Listings:** A grid of project cards with details like Project ID, Name, Address, City, State, and Country.

If you are an Accountant, Financial Planner, Credit Adviser, Solicitor or Property Professional ~ I-Invest Property gives you the opportunity and the confidence to include a transparent and credible property fulfilment system within your business.

Simply refer to our Accredited Consultants or 'up-skill' for a greater share of revenue. Trained and accredited Users will receive the knowledge and tools to construct quality property advice in an environment which supports industry best practise.

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Project ID: 31009221
Name: Tranquille
Address: 65 Manooka Drive
City: Cannonvale
State: QLD
Country: Australia

[See Snapshot for Tranquille](#)

Project ID: 230681128
Name: Ramada Hervey Bay
Address: 571 Charlton Esplanade
City: Uranqan
State: QLD
Country: Australia

[See Snapshot for Ramada Hervey Bay](#)

Project ID: 560633200
Name: Pegasus 88
Address: 88 James Ruse Drive,
City: Rosehill
State: NSW
Country: Australia

[See Snapshot for Pegasus 88](#)

Project ID: 560633201
Name: The Celestion
Address: 22 Emily Place and 19-23 Anzac ...
City: Auckland

[See Snapshot for The Celestion](#)

The I-Invest Property system accesses a broad range of quality development stock. The robustness of the system attracts some of the finest developers, who are encouraged to submit their developments to independent audit and rating processes ~ such as those undertaken by the Property Investors Association of Australia (PIAA).

Our Property Partner relationships extend around Australia ensuring an extensive range of property by both geographic location and property type.

Users have access to all of the information on a particular development and on individual properties. The system also provides access to detailed information on property including valuations, depreciation schedules and a range of other due diligence information to support any investment decisions. The User and Client are able to review availability directly from the I-Invest Property Platform and can undertake basic financial analysis on prospective investment properties.

Property Snapshot
Currency Select: AUS GBP Select Rate: 0.49
PIAA Rated

Name: Tranquille
Address: 65 Manooka Drive
Post Code: 4802
City: Cannonvale
State: QLD
Country: Australia

[Check/Recheck Availability](#)

Purchase Price:

Interest Rate:

Loan Amount

Stamp Duty

Concession Fees

Deposit

Total Purchase Costs

[Calculate Costs](#)

Select Property/Unit to see purchase details:

No/Unit	Price	Beds	Bath	Cars	Status
1	437,000.00	2	2.5	0	1
5	435,000.00	3	1.5	0	1
6	425,000.00	3	1.5	0	1

KEY DRIVERS FOR INVESTMENT * Population Growth Whiteindex: 30pts since 1995, well above state and national averages** Demand for Rental Accommodation: Demand for value rental property high** Capital Growth Index: 10% for units in Cannonvale for last ten years (RPI Data, published 10/10/2010) * Infrastructure Investment: \$20 in total investment in tourism and marine activities.

WHERE: Cannonvale is part of the Whitsunday region which includes Airlie Beach, Shute Harbour and Julievale Pocket. It is situated 110km north of Brisbane and 120km north Mackay. Inland visitors can use the Great Barrier Reef on their way to Shute Harbour to access the Great Barrier Reef, the Whitsunday passage. Famous for its sailing, and the Whitsundays 74 plus islands, DEVELOPMENT: Great connectivity with value accommodation for local visitors or holiday makers; only one 2 storey town houses, and only one the apartments in multiple storeys on site; resident manager and appointed letting agent. Lower rental cost for locals or holiday makers makes it affordable and attractive non-residential.

SUMMARY FOR INVESTMENT POTENTIAL: Strong investment potential for young tourism markets, money and other funds seeking value permanent accommodation for tourists and from mid and low value holidays for apartments/Body Corporate fees, council rates and depreciation are estimates. Unit used 60%.

Property ID: 774876376
Development: 31009221
Name: Tranquille
Number: 4
Type: Townhouse
State: QLD

Adjust Interest Rate: -3 -2 -1 0 1 2 3 4 5 **6.00**

Adjust Capital Growth: -3 -2 -1 0 1 2 3 4 5 **0.00**

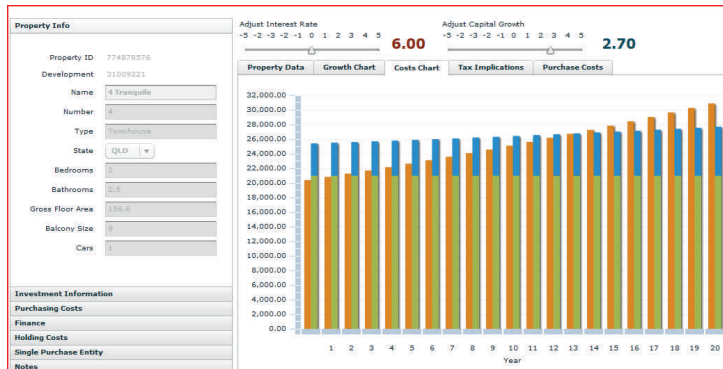
Property Data	Growth Chart	Costs Chart	Tax Implications	Purchase Costs			
Item	Now	Jun-2011	Jun-2012	Jun-2013	Jun-2014	Jun-2015	Jun-2020
Property Value	437,000.00	437,000.00	437,000.00	437,000.00	437,000.00	437,000.00	437,000.00
Mortgage	349,600.00	349,600.00	349,600.00	349,600.00	349,600.00	349,600.00	349,600.00
Interest	20,976.00	20,976.00	20,976.00	20,976.00	20,976.00	20,976.00	20,976.00
Available Equity*	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital	87,400.00	87,400.00	87,400.00	87,400.00	87,400.00	87,400.00	87,400.00
Capital Growth Rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent	20,284.00	20,812.07	21,349.12	21,895.25	22,150.96	22,616.13	25,092.67
Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Council Fees	1,200.00	1,225.00	1,250.00	1,277.00	1,304.00	1,331.00	1,477.00
Body Corporate Fee	3,225.00	3,292.00	3,361.00	3,432.00	3,504.00	3,578.00	3,969.00
Accountancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CPI	2.10	2.10	2.10	2.10	2.10	2.10	2.10
Cash Flow(Annual)	-5,017.00	-4,680.93	-4,337.88	-3,989.65	-3,633.04	-3,268.87	-1,329.33
Cash Flow(Weekly)	-96.48	-90.01	-83.42	-76.72	-69.86	-62.86	-25.56

A User can analyse the potential performance of a specific property.

All financial information relating to analysis for each specific piece of property stock has been validated and loaded into the system.

The system has the capability to analyse an investors 'numbers' against an unlimited number of properties.

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Users can go through detailed analysis of individual properties. The tools provide the opportunity to take into consideration changes in interest rates or growth and illustrate the impact that may have on the Client.

Those who choose to undertake PIAA's Property Investment Adviser course of training are provided with an extended range of tools which allow analysis of a portfolio to understand how each property is performing in comparison to the Client's goals.

Client data can be stored on the system or integrated into existing software and CRM databases.

A Property Investment Adviser can capture all of the information and choices of investors in order to develop a Statement of Property Investment Advice (SoPIA).

This enables a higher level of Client engagement and can be utilised as an adjunct to a traditional SoA produced by the Client's Financial Adviser.

A User can place a holding deposit on a property for the Client and track the progress of the sale through to settlement.

The system allows for continuous communication and transparency.

Supporting Professionals and service providers, such as Accountants, Solicitors and Mortgage Brokers, can also be included in this automated notification of the progress of the Client's purchase.

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The I-Invest Property System allows you to automate communications with your existing professional support team.

We also allow you to tap into an extended network of other professional service providers while always remaining the single point of contact for your Client.

Our goal is to empower you as your Client's trusted wealth creation adviser and the hub of their financial life. Below are just some of the additional areas of expertise that you can choose to tap into according to the unique needs of your business and Client base:

- SMSF Experts ~ Credit Advisers, Financial Advisers, Accountants, Administrators, Auditors
- Financial Planning & Insurance
- Professional Mortgage Brokers
- Legal and Conveyance

The I-Invest Property System has been developed to support the very highest standards in property investment consulting. Confidence and due diligence are built into the platform by ensuring that we source an extensive range of property stock and sufficient information is available to make informed decisions.

The I-Invest Property System, in conjunction with IRESTS*, provides a turn-key solution to professional advisers and their Clients.

Sydney: 02 8004 0209

Brisbane: 07 3333 1949

Melbourne: 03 9095 8668

Perth: 08 6465 4747

Adelaide: 08 8464 0818

Newcastle: 02 4915 8602

www.i-investproperty.com.au

I-Invest Property is a Member of the



* International Real Estate Sales Tracking System. Powered by Forrester Cohen International Group Limited.