



Equimax
PROPERTY INVESTMENT ADVISORS

BUILDING WEALTH THROUGH PROFESSIONAL PROPERTY INVESTMENT ADVICE

Ready to unlock the full potential of your property investments? Take the next step today with personalised guidance for your financial future

Maximise your property investment potential with the tailored, expert guidance of an Accredited Equimax Advisor. Our strategic, comprehensive approach is designed to align with your unique financial goals and deliver long-term, sustainable success.



WHY CHOOSE A PROPERTY INVESTMENT ADVISOR?

Engaging a Qualified Property Investment Advisor (QPIA®) ensures you make strategic, informed property investment decisions backed by expert insights, comprehensive research, and ongoing support. From first-time investors to experienced portfolio builders, our tailored advice helps you optimise your returns while minimising risk.

With Equimax, you're not just investing in property—you're building long-term security and financial peace of mind for you and your family. Our advisors ensure that every decision brings you closer to a more secure, prosperous future.

Equimax Accredited advisors provide personalised, tailored advice that aligns with your unique financial situation, goals, and risk tolerance. Whether entering the property market for the first time or expanding your portfolio, a professional advisor ensures your investments are strategic, well-researched, and designed to maximise long-term success.



- ✓ **TAILORED, STRATEGIC ADVICE**
- ✓ **EXPERT ASSET ANALYSIS**
- ✓ **CONFIDENCE AND SECURITY**
- ✓ **END-TO-END GUIDANCE**
- ✓ **UNBIASED AND TRANSPARENT SERVICE**



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YOUR JOURNEY TO **PROPERTY** INVESTMENT SUCCESS

- ✓ DISCOVERY & STRATEGY
- ✓ ASSET SELECTION & DUE DILIGENCE
- ✓ FINANCIAL MODELLING & RISK ANALYSIS
- ✓ ACQUISITION & IMPLEMENTATION
- ✓ ANNUAL REVIEWS & FUTURE PLANNING



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REVIEW - PLAN - ACT

STRUCTURE ADVICE PROCESS



INVESTMENT SUCCESS IS ABOUT THE FULL PICTURE

1. PIFA (Property Investment Funding Analysis)

Forecasts the return on investment (ROI) from purchase to when your first tenant moves in. It ensures you understand the financial requirements and implications before and during the early stages of your property investment.

2. PIA (Property Investment Analysis)

Align your investment strategy with the asset's expected performance. This analysis provides a detailed forecast for the first 20 years, helping you make informed decisions and adapt to optimise long-term growth.

3. MSA (Mortgage Scenario Analysis)

Optimises an investor's debt strategy, ensuring it aligns with their investment timeframe and objectives. This analysis explores opportunities to manage and reduce debt while maximising cash flow and overall financial health.

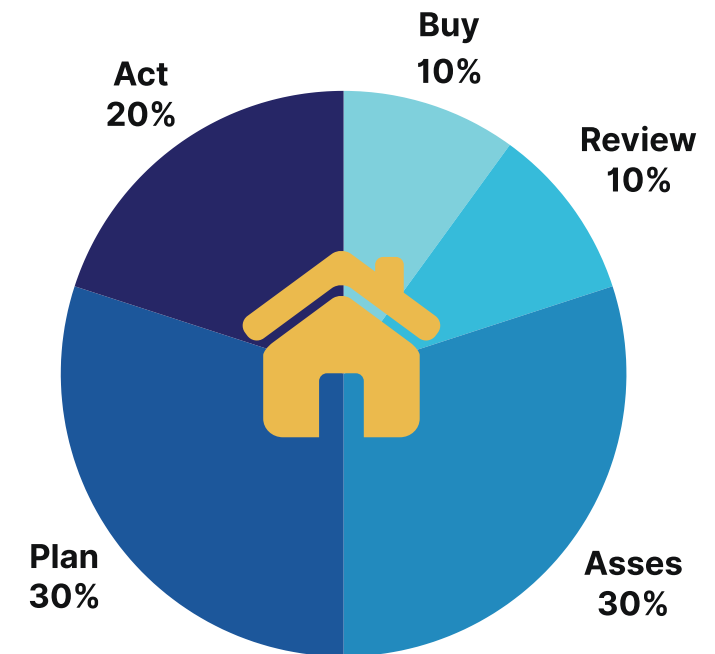
4. ESA (Exit Strategy Analysis)

Begin with the end in mind. This analysis helps investors understand their potential exit options and forecast the financial outcome of their investment, ensuring alignment with their long-term wealth creation plan.



PROPERTY INVESTMENT ADVISORY SERVICES

PROVEN PROCESS - ENGAGEMENT TO TENANT



MAXIMISING YOUR INVESTMENT POTENTIAL ACROSS AUSTRALIA

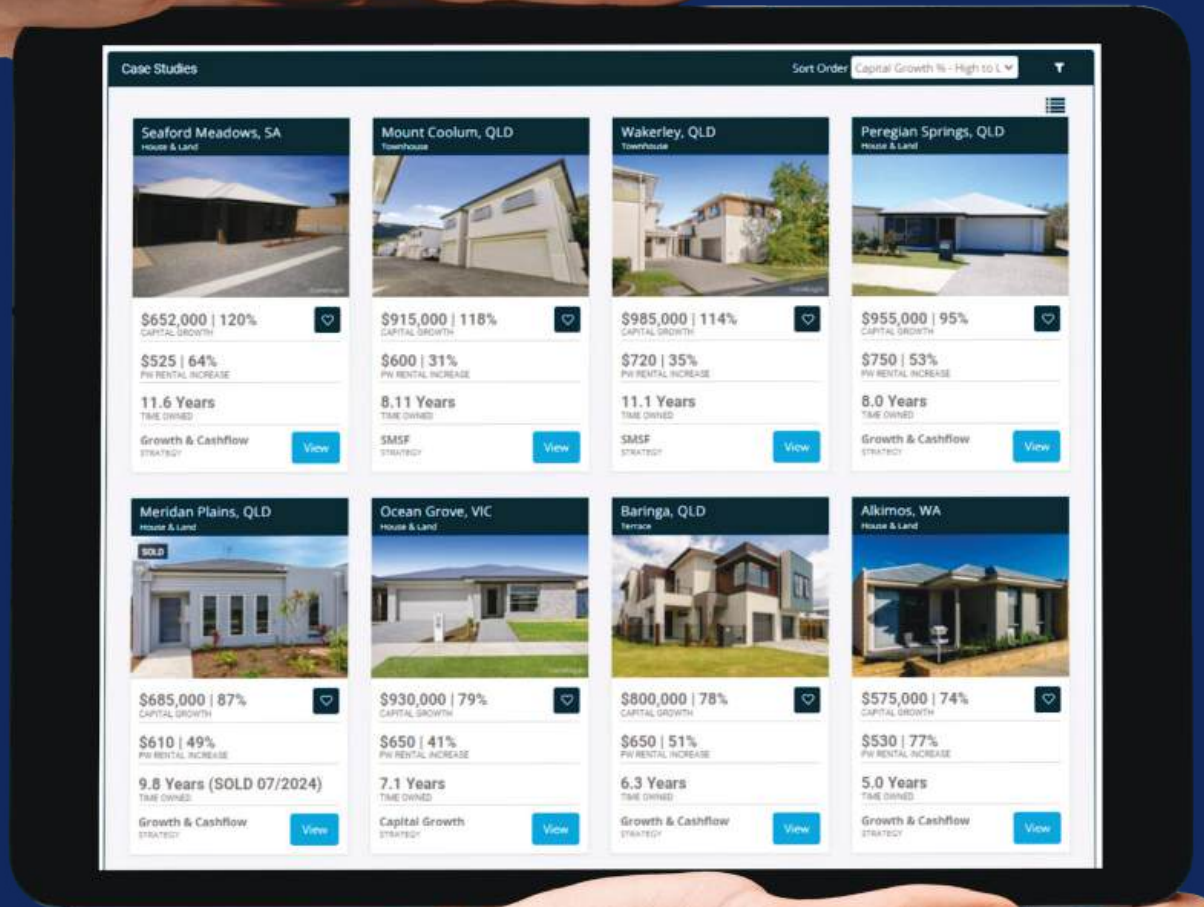
At Equimax Property Investment Advisors, our Acquisition and Research Team is dedicated to helping clients identify and secure high-potential investment properties nationwide. Leveraging in-depth market research, data-driven insights, and a network of industry connections, we ensure you make informed investment decisions. Whether you're a first-time buyer or an experienced investor, we guide you every step of the way, offering tailored strategies to achieve your financial goals. Let us help you unlock opportunities in Australia's diverse property markets.



CASE STUDIES

Our extensive case studies showcase realworld examples of investors who achieved financial growth through strategic planning and expert guidance. Each story reflects how our tailored approach helps investors realise their long-term financial goals, from first-time buyers to seasoned portfolio builders.

Explore success stories and learn how different strategies, market conditions, and asset choices have led to exceptional outcomes for our clients. Each case highlights the potential of professional property investment advice, from capital growth to cash flow strategies.



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CASE STUDY

A Strategic Property Investment Journey – Exceeding Expectations in Just 18 Months

This case study highlights the power of strategic property investment, long-term planning, and the benefits of working with a professional property investment advisor. The investor's journey began in February 2023 with the purchase of a property in Byford, WA. Over 18.3 months, careful planning, disciplined execution, and favourable market conditions resulted in returns far exceeding initial forecasts.

The Investment Strategy

The property's initial purchase price was \$511,425, with a total investment cost, including interest and holding costs, of \$540,232. The strategy was to leverage a growing suburban market, secure a high rental yield, and complete construction ahead of schedule to accelerate the investment's return. A key part of this strategy was the investor's commitment to long-term growth, focusing on building equity and generating strong rental returns.

By partnering with a professional property advisor, the investor navigated key decisions around financing, market selection, and timing. Early completion of the property's construction—five months ahead of the contracted schedule—allowed the investor to begin generating rental income earlier than expected, greatly enhancing the overall return on investment.



Performance and Results

- **Capital Growth:** The property's current market value is between \$675,000 and \$685,000, representing an 18% annual growth rate. In 2024 alone, the property saw an incredible 32% increase in value. Even more remarkable is that the property has already achieved its forecasted 2031 value, far exceeding the investor's expectations.
- **Rental Yield:** The property is rented out for \$590 per week, \$40 higher than initially projected. This solid rental yield, combined with the property's capital growth, has contributed to an overall return of around 24% PA (18% capital growth + 6% rental yield).
- **Equity Growth:** In just 18.3 months, the investor gained \$130,000 - \$150,000 in equity. This substantial uplift in value provides the investor with various options, such as leveraging the equity for future investments or accelerating the repayment of the current loan.
- **Return on Investment (ROI):** With a total investment cost of approximately \$25,000 (stamp duty, legal fees, and holding costs during construction), the investor achieved a stunning 522% ROI based on the equity gain. This result far surpassed the original forecasts, demonstrating the effectiveness of strategic decision-making and timing.

Case Study

41.71% \$925,000
CAPITAL GROWTH

15.25% | \$680
PW RENTAL INCREASE

3.3 Years
TIME OWNED

Case Study (Jul-2024)

Case Study Last Updated	09/2024
Property Purchased	02/2023
Time Owned	1.8 Years
Purchase Price	\$511,425
Property Value Today	\$675,000
Equity	\$163,575
First Tenants Rent	\$505
Current Rent PW	\$590

CASE STUDY

The results achieved, a staggering 369% return on investment (on handover), robust 30% capital growth (yielding approximately \$200,000+ in equity), and an annual rental income of \$35,000, constituting a 5.4% gross rental yield. These are not just numbers; they represent the actual outcome of a well-executed property investment strategy, with an impressive average of 12% capital growth per annum.

Navigating the Property Investment Journey with a Professional Advisor

This success story began in July 2021, with a client trusting the expertise of seasoned Accredited QPIA Advisors. By adopting a conservative modelling approach and thoroughly understanding potential outcomes, the client embarked on a journey aligned with their financial goals and surpassed expectations.

The Strategic Selection of New Residential Property

A key element in this journey was investing in new residential property. Contrary to common hesitations about new properties, this decision was underpinned by extensive due diligence in financial numbers and location analysis. New properties often entail lower purchase costs, higher quality assets compliant with current standards, and a strong appeal in the market. This strategic choice ensured long-term returns that far exceeded initial projections.



Journey to Success: Detailed Breakdown of Investment Returns and Timeline

Let's delve into the specifics of how this success was achieved:

- July 2021: The journey commenced with an initial investment of \$32,888, encompassing a \$10,000 land deposit and a \$22,888 building deposit.
- February 2023: The land settlement occurred. Additional costs over the land purchase price included \$5,250 for stamp duty and \$2,000 for legal expenses & miscellaneous expenses.
- July 2021 - December 2023: An estimated \$14,000 in holding interest was accrued over this period.
- Total Investment: The overall investment amounted to \$54,138, leading to an estimated 369% ROI, thanks to a significant equity increase to \$200,000.

In contrast, had a completed property been purchased for \$652,000, the stamp duty alone would have been a whopping \$22,399, surpassing this strategic investment's combined holding and purchase expenses.

Case Study	
41.71% \$925,000 CAPITAL GROWTH	
15.25% \$680 PW RENTAL INCREASE	
3.3 Years TIME OWNED	
Case Study (Jul-2024)	
Case Study Last Updated	07/2024
Property Purchased	07/2021
Time Owned	3.3 Years
Purchase Price	\$652,750
Property Value Today	\$925,000
Equity	\$272,250
First Tenants Rent	\$590
Current Rent PW	\$680

Client Reviews



JD IRVING



We have had a great experience with Gaurav to date, with the view to continue into the future with more investment properties. His method is thorough and he really listened to our needs and developed a tailored plan based on our current situation and our future goals. Being relatively 'green' to property investing was no issue as we were provided with a transparent plan, which was extensively researched. Gaurav introduced us to his network of professionals which made the initial transaction very easy. His advice is solid and his knowledge of the industry is quite astounding, he certainly keeps his finger on the pulse. He takes the time and had extreme pride in what he does.



Lisa Hurren



Highly recommend Gaurav - honest, authentic and always looking out for the best interest of his clients.



Kazween Marker



Gaurav and his team are absolute professional and super knowledgeable. Highly recommended. Wish you the best.



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**FOR MORE SUCCESS STORIES
AND CLIENT REVIEWS PLEASE
VISIT OUR WEBSITE**



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START YOUR INVESTMENT JOURNEY TODAY

Ready to secure your financial future through strategic property investment? Work with Equimax Accredited Advisor today. We're here to provide expert guidance every step of the way. Contact us now to begin your journey.

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