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Fit Investment Solutions

WE ARE INVESTED WITH YOU



FIT INVESTMENT SOLUTIONS

Fit Investment Solutions is a property investment firm that assists clients source new investment properties in high growth and high return locations.

WHY FIT INVESTMENT SOLUTIONS?

WE ARE INVESTED WITH YOU

First and foremost Fit Investment Solutions consider ourselves a market leader when it comes to offering value investment packages to clients. One point which makes us stand out above the rest is our 4 YEAR RENTAL GUARANTEE.

What does the 4 year rental guarantee mean to you??

Besides the obvious fact you will be stress free for 4 full years knowing you will be paid an agreed return week in and week out regardless of whether your property is tenanted. The true value resides in the fact that Fit Investment Solutions are taking on the risk of a low rent return. Meaning if your property was not to find a tenant or not rent for what we advise we are the ones losing. Hence the phrase we are invested with you. As we can assure you, we at Fit Investment Solutions do not like losing money and we make sure we find you the best and most secure properties to protect both our interests.



WE ARE REAL INVESTORS

At Fit Investment Solutions we pride ourselves on the fact we are not simply sales people trying to sell you a new house and land package. We are investment experts trying to assist you find the asset that will lead you to a comfortable and in many cases early retirement. All our investment professionals are real investors with a love for investing and also have property portfolios of their own.

What's the benefit of having Real Investors assisting you??

Firstly, you wouldn't ask a real estate sales person to invest \$500,000 in the best share portfolio. In the same vain, you should not be asking them where to buy your Investment Property. In many large investment advisory companies you will often be assisted by someone who has not invested themselves, or even worse, has not even researched and visited the areas they are promoting.

At Fit Investment Solutions our property experts are trained to identify the key aspects which make a great investment property. Through statistical and market analysis they will help identify properties with both high growth potential and high rental yield. Furthermore, our property experts will only recommend properties in low risk locations such as Capital Cities.

WE PROVIDE A 360 DEGREE SERVICE

At Fit Investment Solutions we provide the full solution to your investment property needs. We take our clients from the start to the end of the investment circle, ready to go around for the second time.

We have not only assisted first time investors, but also established property investors with sizable portfolios who have seen the value in the service we were providing.

What does the 360 degree service mean to you??

First and foremost it means you can stop stressing, sit back and relax as we research both your circumstances and the property market to find you the property which best suits your needs.

Our 360 Degree service includes the following;

1. Assess Finance Capacity
2. Establish Property Goals
3. Evaluate Property Strategy
4. Identify Market Hot Spots
5. Provide Suitable Property
6. Purchase
7. Rent and Manage



At Fit Investment Solutions we ensure all our Investment Property Experts are not just there to provide you the guidance and expertise to secure your first investment. They are there as a mentor to focus you into building a portfolio which can really make a difference to both you and your families life's. We are always looking two steps ahead. When we are helping you with your first investment, we are also laying the foundation for your second and third.

Ultimately, Fit Investment Solutions is looking to assist you reach your financial goals with as little stress as possible. We will be there every step of the way to provide you the support and guidance you require.

If you would like to know how we can assist you, please contact us today and set up an appointment with one of our mobile property advisors.

www.fitinvestmentsolutions.com.au

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INVESTMENT PROPERTY EXAMPLE

The below example is based on an investment property that Fit Investment Solutions had available through one of their partners in 2016, it is representative of similar properties currently available through Fit Investment Solutions. Property Facts;

This property was a fixed price full turnkey 4 bedroom, 2 bathroom house and land package. It was located in the highly sort after Gold Coast to Brisbane Corridor in the suburb of Ormeau. It had a market rent of \$450 per week at a cost of \$428,000. This rent was guaranteed for 4 years by Fit Investment Solutions.

Initial Costs	\$
Stamp Duty	6,294 (land value \$212,000)
Solicitor	1,200
TOTAL	7,494*

*estimate only

ONGOING HOLDING PROFIT/LOSS

Holding Costs	\$
Interest 4.2%**	17,976
Insurance	800
Council Rates	1,800
Management Fees	1,755
Management Fees	22,331

NOTE: The above is an example only and may not depict exact figures; however, it may be used as a general guide. **Interest at 4.2% on \$428,000 interest only loan. Depreciation is based on a depreciation report of a similar property and may not reflect exact write down, although it will be within a few hundred dollars. Tax deductions based off a single income of \$90,000.

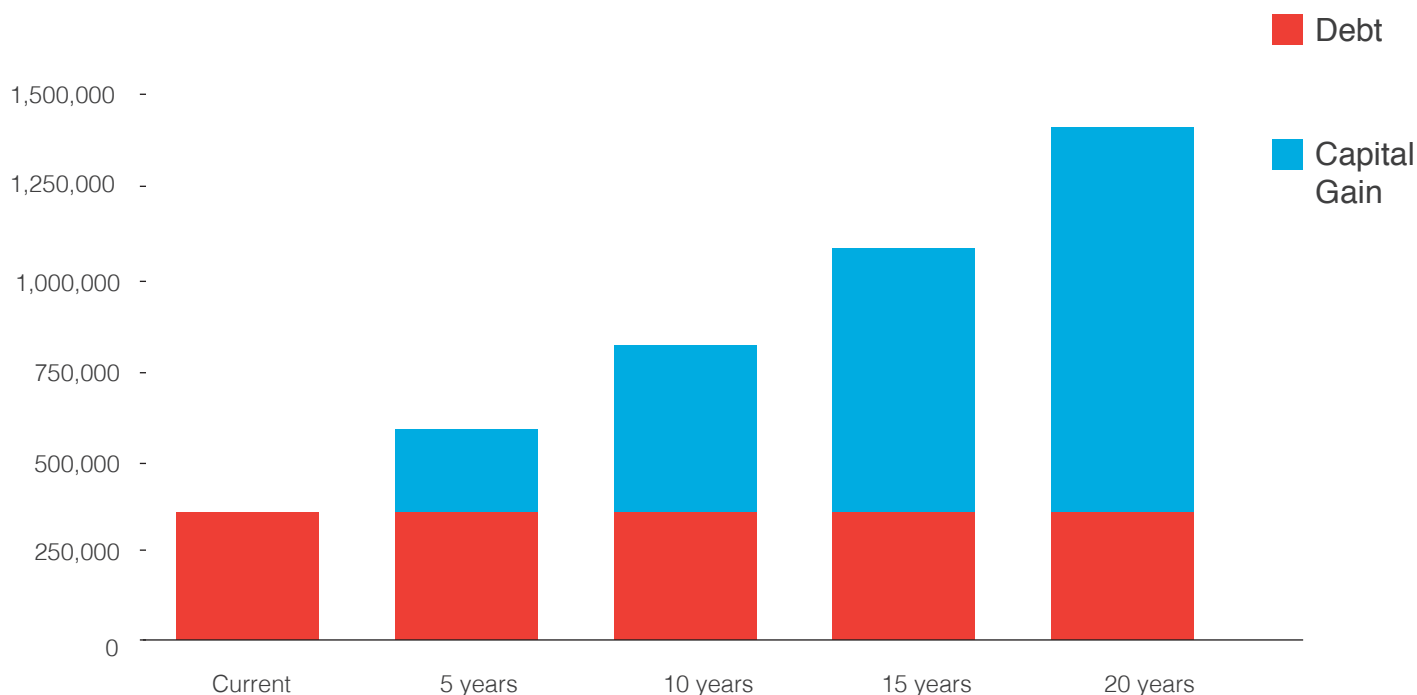
Profit/Loss	\$
Rent received \$450pw	23,400
less Holding costs	(22,331)
Gross Gain	1,069
Tax Deduction	
Gain	-(1,069)
Dep'n Fix and Fittings	3,567
Capital Write down	4,850
TOTAL DEDUCTIONS	7,348
Claimable Tax	2,718
PROFIT	\$3,787

GROWTH PROJECTION

Whilst capital growth is never a guarantee in the short term, in the long term history has shown one undeniable fact, property prices in Australian capital cities and major metropolitan areas increase in value.

Below is an example of what a property purchased today in South East Queensland can be expected to make over the next 20 years based on a 6% growth rate. This is a rate which many experts believe is likely in the region, with some predicting even greater growth.

6% GROWTH PER ANNUM



	Current	5 years	10 years	15 years	20 years
Property Value	\$428,000	\$572,790	\$766,482	\$1,025,726	\$1,372,653
Capital Gain	0	\$144,790	\$338,790	\$597,726	\$944,653

Based off the above table you can easily identify the reason so many Australia's have a love for property. Gaining \$944,653 profit in 20 years for doing very little and utilising the banks to your advantage. Also, this is not taking into account the rental profit you will make, especially as time increases and your rent goes up.

Now imagine you purchased 2 or 3 or even 5. It is possible and many people are limited only by their ability to make a decision.

For further details on what your potential is and how we can help you achieve it, please contact Fit Investment Solutions to speak with one of our expert property consultants.

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