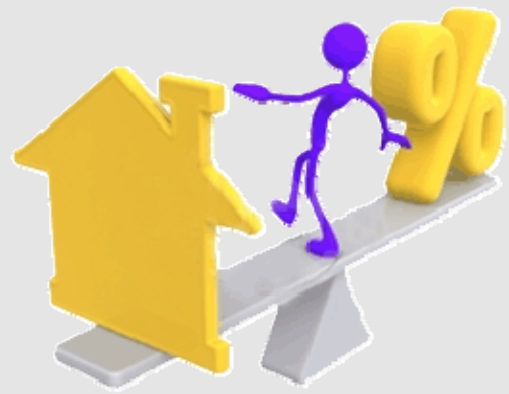


“Contrary to popular opinion, now is a great time to buy a residential property. Interest rates are at record lows and may fall further. Demand is strong and growing. Supply is tight and is contracting further. Properties in good locations in our capital cities and urban growth corridors could see price growth of between 15% and 20% over the next two years or so.”

- Matusik Property Insights, May 2009.

Cash Positive Property is Back!



The beginning of the new financial year brings announcements of the property market recovery.

On the 30 June, a release from the RP Data-Rismark International monthly home value index, stated that “apart from Perth, for the first five months of 2009 home values in every mainland capital city in Australia increased”.

RP Data head of research Tim Lawless went on to say “These latest results herald a national residential market recovery.”

With this in mind and the new financial year now upon us, now is the time to take advantage of some of the unbelievable investment property opportunities available while they last! Some of our developers are still offering **FIXED RENTAL INCOMES UP TO 7% FOR 3 YEARS** and some with added bonuses of **FREE FURNITURE PACKAGES** and **STAMP DUTY INCENTIVES!**

With much of the new property stock held by developers having now been sold, these incentives are starting to dry up. But at present, we can still offer **BRAND NEW PROPERTY FROM JUST \$305,000** with expected rental incomes of 5-7% at interest rates from 5.39% p.a.!

Depending on your circumstances, many of these properties are cash flow positive. Call us today for a free financial personalised assessment or attend a **FREE INFORMATION EVENT** in Sydney, Brisbane or Melbourne during July and August.

Below is a selection of **CASH POSITIVE PROPERTY AVAILABLE NOW**. So have a look and if you're in the market to buy, now or down the track, as always, please don't hesitate to give our team a call. We look forward to speaking with you soon!

Adrian Parsons

Managing Director

TOTAL Project Marketing

www.totalprojectmarketing.com.au

CASH POSITIVE HOT PROPERTY BUYS

For further information on any listings below, call 1300 393 855 or [click here](#)

Townsville – In the waterfront & lesiure precinct

\$385,000



Dual Key 2 Bedroom PLUS 5 Year 6.5% Fixed Income!

Now complete, this dual key 2 bedroom apartment is located in Townsville's bustling waterfront restaurant and marina precinct. The developer is offering up to 7% income guarantee for at least 3 years. Managed by The Oaks Group, this property is already experiencing an occupancy of over 80% since completion. This is a cash-positive investment not to be missed!

EXAMPLE: \$385,000 @ 6.5% fixed income gives you \$481.25 per week after rental commission paid*

Brisbane-Gold Coast Corridor

\$305,000



3 Bedroom Stylish Townhome in Brisbane-Gold Coast Corridor!

Conveniently situated just minutes from the M1, schools, Logan Hyperdome, Griffith University, the hospital and more, this quality stylish townhome is a must for investors and first home buyers alike. Features stone benchtops, 2.5 bathrooms, resort pool, gymnasium and more! Be quick ... this is one of the last homes in this secure gated community!

INVESTORS: this property will rent for \$350 per week with low body corp fees.

New Farm, Brisbane

\$530,000



Not 1 ... but 2 bedrooms in New Farm + \$15,000 bonus + 12 month 6% fixed income!!

Kingfisher at New Farm is just 1km from Brisbane's CBD and offers luxury riverside living in one of Queensland's most premium blue-chip suburbs. Other properties within 100 metres are selling for over \$5,000,000. BONUS: the next 3 purchasers only will receive a \$15,000 bonus + fixed income!

ONE BEDROOM APARTMENTS ARE ALSO AVAILABLE. STARTING FROM \$495,000.

Redcliffe, Brisbane

FROM \$377,000



Oceanfront Luxury just 35 mins to Brisbane CBD PLUS 2 Year 5% p.a. leaseback!

Be dazzled by Mon Komo on the beach at Redcliffe, right on the forefront of Redcliffe Peninsula! This Caribbean-inspired iconic development features two towers: investment apartments and residences. Features resort facilities, conference venue, hospitality hub, boutique offices, state-of-the-art finishes, spectacular views and so much more!

ASK ABOUT MON KOMO'S RANGE OF APARTMENTS FROM \$377,000

INVITATION | FREE INFORMATION EVENTS
SYDNEY, BRISBANE & MELBOURNE

TOTAL
PROJECT MARKETING

Discover The **Secrets** of Wealth Creation Through Cash Flow Positive Property Investment

[CLICK HERE TO REGISTER & FIND OUT MORE](#)



Sydney: Wednesday, 29 July 2009 6pm-7.30pm, "Stanford on Kent", 183 Kent Street
Melbourne: Thursday, 6 August 2009 6pm-7.30pm, "Oaks on Collins", Collins Street
Brisbane: Wednesday, 12 August 2009 6pm-7.30pm, Venue TBA

Property is a tool used by many of the world's richest individuals and companies to minimise tax and generate wealth. This month and in August we will be hosting specific property investment information events, "[Discover the Secrets of Wealth Creation through Cash Flow Positive Property](#)". At these events a panel of experienced and successful property investors will provide you with useful tools and insights to achieving success with your property investments.

To register for any one of these events, [click here](#).

How TOTAL can help you create wealth through property investment

- Access to the Best Investments** We source for our members the best residential properties that have been heavily scrutinized by our market research team and meet our stringent criteria.
- Expert Advice** Our expertise in residential market trends and shifts allows our members to be confident, educated and in a position to capitalise on opportunities in varying economic times.
- Long Settlements** Purchase off-the-plan property at today's low prices with settlements from 30 days up to 2 years or more, depending on the completion of the project.
- All Budgets** Our properties range from the low \$300K's to 1m+, so whatever your budget, we have something for you.
- Brand New** We only market quality brand new apartments, townhomes, homes and land.
- Added Benefits** Become a member of our TOTAL Property Investors Group and receive invitations to information events and workshops, pre-release offers, market updates, developer promotions and much more.
- Finance Brokering** We can introduce you to a range of experienced finance brokers to help you source finance and correctly structure your borrowings.



If you want to boost your weekly cash flow, pay off your home faster, or better yet, build greater wealth for a better lifestyle, talk to us today and get started on the road to financial freedom. Alternatively [click here](#) to learn more about TOTAL Property Investors Group.

GOLD COAST | BRISBANE | SUNSHINE COAST

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* Note: The ultimate return (or cost) of ownership will depend on your own circumstances (including purchase price, deposit, income, assets and finance terms).

We advise purchasers to obtain independent financial and professional advice before making any investment decisions.

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Prospective purchasers must rely upon the contents of any contract of sale, formal disclosure statements and their own enquiries in relation to any property to be acquired. Prices quoted are subject to availability.

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