



AQUILA
PROPERTY INVESTMENT

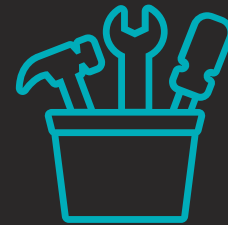
THE PACKAGE



*THE
PLAN*



*THE
TEAM*



*THE
TOOLS*



*THE
PROPERTY*



*THE
PRICE*

Our unique offering does much more than just help you buy a property. It will establish you as an educated, considered investor and give you the tools for a lifetime of property success.

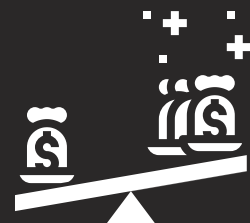
THE PLAN

Develop an integrated, proven and low-risk plan to help you create long-term, sustainable wealth.

Your plan will combine four key pillars of wealth-creation to produce consistent and compounding returns:



Regular Savings



Sensible Leverage



Compound Growth



Cash Buffer



Each plan is different based on your unique situation, including your:



Life
Stage



Existing
Assets



Personal
Cashflow



Risk
Tolerance



Investment
Style



Property
Preferences



THE TEAM

**‘NEVER BE THE SMARTEST (PROPERTY)
PERSON IN THE ROOM’**

Build a trusted team of independent advisers to help you transform into a well-educated, confident and professional investor.

THE RIGHT TEAM WILL HELP YOU WITH:



Property Investment Strategy



Property Acquisition



Finance Strategy



Loan Selection and Approval



Cashflow Structuring



Investment Structures



Tax Planning



Estate Planning



Property Conveyancing



Property Management



Property Depreciation



Property Inspections





THE TOOLS

'YOU DO NOT RISE TO THE LEVEL OF YOUR GOALS. YOU FALL TO THE LEVEL OF YOUR SYSTEMS'

Employ advanced property investment systems and datasets so you can acquire and hold great properties effectively and seamlessly.

These include:



Corelogic



Pricefinder



SQM Research



Microburbs



Location Score



Walk Score



Develo



Trello

THE PROPERTY

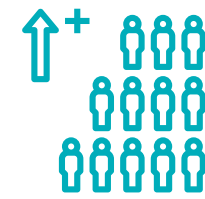
‘LIFE’S TOO SHORT TO OWN MEDIOCRE PROPERTY’

The successful execution of any investment strategy relies on buying properties that will rise in value, provide growing cashflow and that are easy to hold and manage long-term. To achieve this, we focus on high-performing markets, locations and property types, where demand is strong and supply is scarce. In particular, we look for the following key characteristics:



TARGET PROPERTY MARKET

We assess property markets across Australia for the key drivers of long-term investment return, including:



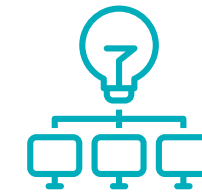
Population Pressure



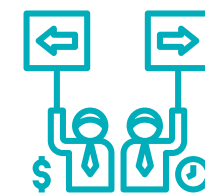
Economic Diversity



Projects



Connectivity



Lifestyle



Future Supply

TARGET SUBURBS

We then further turn the screws to find out which suburbs are positioned for both short and long-term growth. We look for:



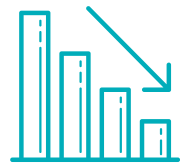
Strong Demand Drivers



Limited Future Supply



Historical Performance



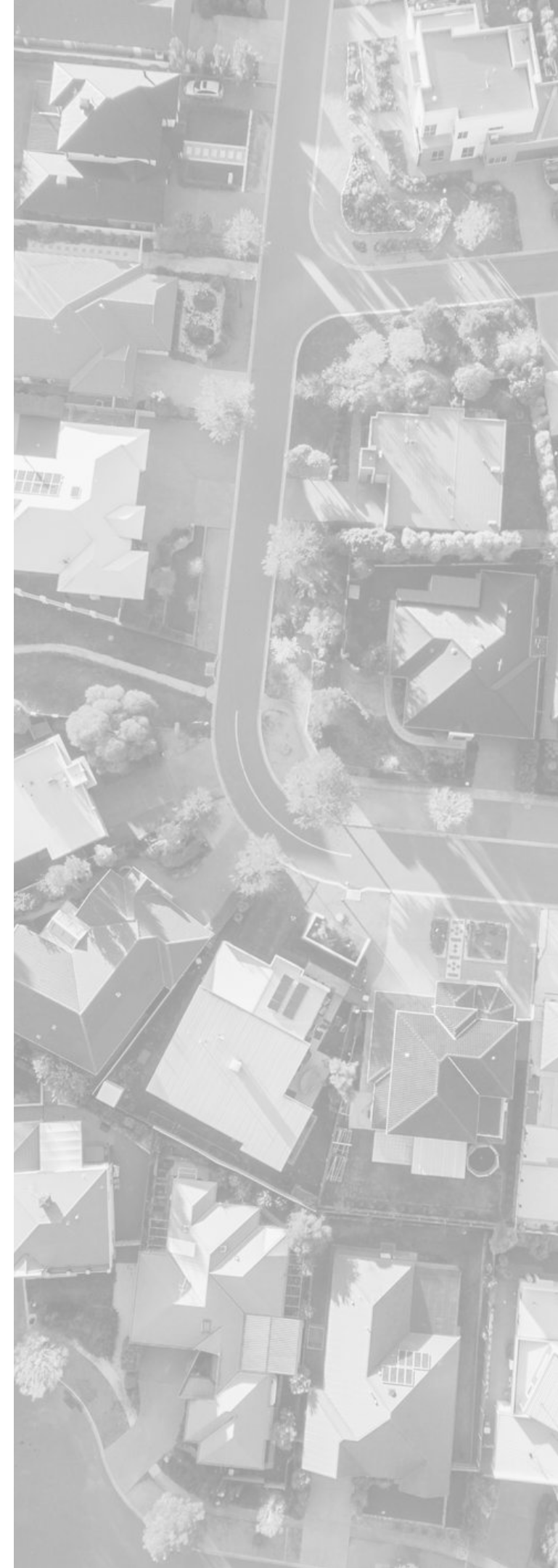
Declining Days on Market



Declining Vacancy Rate



Increasing Rents



TARGET PROPERTY

Finally, we drill down to the best streets and properties within your target suburbs to accelerate growth further:



Strong Position within Suburb



High-Performing Type



Maximise Land Value



Low-Maintenance Building



Flexible Design and Configuration



Future Value-Add Opportunities





THE PRICE

'PRICE IS WHAT YOU PAY, VALUE IS WHAT YOU GET' - WARREN BUFFETT

Maximising value with your investment property is more than just trying to buy one at the lowest price. We'll help you to understand what the true value of a property is, and then use assessment and negotiation strategies to buy below that value - setting you up for stronger growth and equity gains, and stopping you getting taken for a ride by unscrupulous real estate agents, property marketers or developers.

YOUR GUIDE

Andrew Wegener is a qualified property investment adviser, buyers' agent and educator. He specialises in helping the next generation of investors become masters of property investment, so they can build sustainable wealth, stress less about money and help family, friends and the planet.

Andrew has also served as an officer in the Australian Army. He has planned and led counterinsurgency and reconstruction operations in Afghanistan, and helped develop and deliver operational training for the Army's future officers and non-commissioned officers.

In the largely unregulated property industry that typically rewards conflict of interest and bad advice through undisclosed commissions, Andrew bats for his clients with independent analysis and recommendations. He's proud to have developed a business built on detailed research, education and frank and fearless advice.



INDEPENDENT
ADVICE



STRATEGIC
RESEARCH



UNIQUE
INSIGHTS



PERSONAL
SERVICE



60+ 5 STAR
REVIEWS



NO DEVELOPER
COMMISSIONS

"We had the pleasure of working with Andrew on the purchase of our investment properties. Andrew is knowledgeable, easy going, and always available for a chat. He provided us with ample information, and was always there to answer any questions we had. Our experience with Andrew was fantastic, and we have no hesitation in recommending him to our friends and family. In fact, based off our recommendation, friends of ours made two successful purchases! We'd be more than happy to work with Andrew on a future purchase." - **Geoff and Matt, Sydney**

"I can't recommend Andrew highly enough. Great investment principles underlying his reasons for recommending properties. Incredibly helpful and puts in the extra effort when things get tough. He put together a great team for me that I am confident in, which is amazing because confidence to act and trusting people in real estate can be a hard sell to me. I would not hesitate to use him again, in fact likely to again soon.

Thank you so much Andrew!" - **Jennifer, Adelaide**

"Andrew was excellent with this purchase. It was the least hassle property transaction we've ever completed. His research was thorough and aligned exactly with our buying criteria. Throughout the process we were kept well informed and still felt in control of the purchase, even though he was doing all the heavy-lifting. This was the first choice of the properties presented us and Andrew negotiated a very good deal, which has significantly improved our portfolio position with a single transaction. Anyone considering using a buyers agent should give him a call." - **Nic & Andrea, Brisbane**

"Andrew provided us with a first class service, superior to other buyers agents used previously. From understanding our requirements, searching out properties, presenting options and moving through negotiation and contract signing, we were impressed with the level of support. Andrew is adept at providing the right level of information, ensuring the rationale for recommendations is clear. He is highly knowledgeable, very professional and responsive. We will be intending to use again." - **Justin, Sydney**

OUR PACKAGE INCLUDES



An independent property investment strategy tailored to your specific objectives

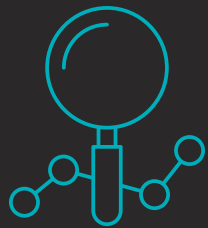


Detailed market, location and property research



Property acquisition process including shortlisting, assessment and comparison

OUR PACKAGE INCLUDES



Up to 5 inspections of
target properties



Property
negotiation



Contract
review

OUR PACKAGE INCLUDES



Settlement
coordination service



Property management
recommendations



Unlimited advisory calls
throughout the process

PACKAGE FEE

**\$5,000 within
7 days of
package
commencement.**

**\$5,000 on
settlement of a
property up to
\$1,000,000**

**1% commission
on every dollar
above
\$1,000,000**

All prices incl. of GST