



The property investment
specialists you can trust



“The fears I had about investing were put to rest as soon as we met. Your due diligence and no pressure approach really allowed us to be comfortable and move forward with the purchase.”

Simon and Kate, Sydney

Who we are

Binnari Property is a team of independent property investment professionals, who specialise in helping you research and purchase property investments that have a higher likelihood of providing consistent income and long-term capital growth.

We work with people who would like to invest in property, but lack the time or expertise to navigate through the complexity. Using our unique insight, comprehensive research and detailed analysis, we identify the strongest opportunities to suit your investment strategy. We then partner with you throughout the purchase, reducing complexity and streamlining the process.

Our service is underpinned with a deep understanding of your broader lifestyle, family, career and retirement aspirations, so that we can help you reach your long-term financial objectives.

“We search for opportunities that have a higher likelihood of providing consistent income and long-term capital growth.”

Comprehensive research and analysis

At Binnari Property we use our unique property insight, comprehensive research and detailed analysis, to identify the strongest opportunities to suit your investment strategy.

Our research includes:

- ▶ Economic drivers
- ▶ Supply and demand factors
- ▶ Geographic profiling
- ▶ Demographic analysis
- ▶ On-ground research

Every property is subject to a rigorous assessment process to determine the long-term strength of the investment.

“Having heard and read all the hype regarding making money through property investing, it was refreshing to have such a candid and honest conversation about the risks and rewards. With such an experienced team of professionals, Binnari Property does really have an edge when it comes to property knowledge and access to exclusive opportunities”

Paul, Brisbane

Our assessment factors

Our rigorous assessment process considers the following factors:

Economic

- ▶ Economic stability
- ▶ Job growth
- ▶ Industrial diversity
- ▶ Planned infrastructure developments



Supply and demand

- ▶ Local planning and regulation
- ▶ Strong demand from local owner occupiers
- ▶ Avoid areas over-supplied with investors



Demographics

- ▶ Factors driving demand for quality tenants
- ▶ Property suitability for the local tenant profile



Liveability

- ▶ Proximity to employment
- ▶ Access to public transport
- ▶ Access to key amenities such as cafes, supermarkets and gyms
- ▶ Proximity to schools



Value

- ▶ Price reflects quality and location
- ▶ Price in line with local market expectations and historical sales



Quality

- ▶ Quality suitable for the owner-occupier market
- ▶ Modern design, functional layouts, quality finishes and favourable aspects



Manageable on-going costs

- ▶ High build quality
- ▶ Low maintenance
- ▶ Sustainable long term running costs



In addition to our deep market understanding, we foster long-term relationships with industry professionals who provide us with advanced knowledge of upcoming investment opportunities. If an opportunity meets our stringent investment criteria, the strength of our relationships also helps us to negotiate on your behalf.

Unprecedented service

Our commitment to you extends far beyond property selection. Once you decide to purchase a property, we continue to work with you throughout the purchase process, ensuring that your experience of buying and managing an investment property is seamless.

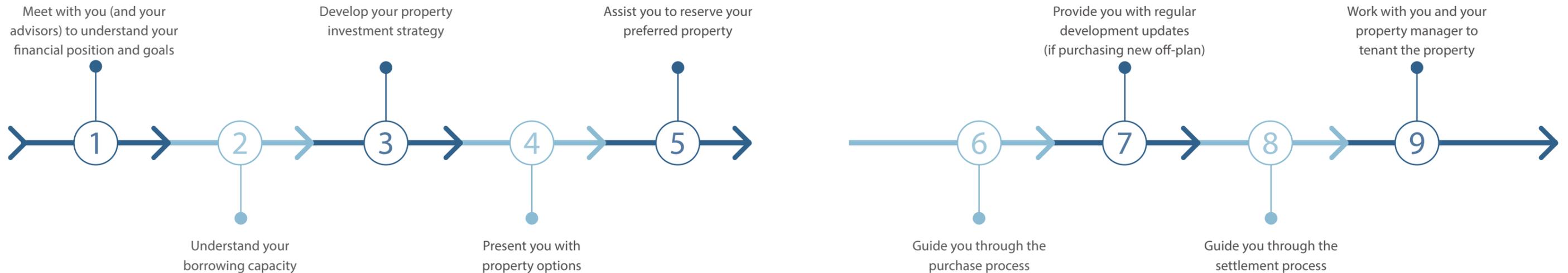
Our service includes

- ▶ Developing your investment strategy with you and your advisors
- ▶ Researching and sourcing properties to fit your strategy
- ▶ Facilitating the purchase with vendors, developers and agents
- ▶ Working with lending and mortgage professionals
- ▶ Assisting with the legal contract process
- ▶ Providing regular progress updates for off-plan purchases
- ▶ Introducing depreciation specialists
- ▶ Facilitating building inspections
- ▶ Guiding the settlement process
- ▶ Assisting with the property management process
- ▶ On-call personal advice and assistance both pre and post purchase

"I was in a fortunate position to buy multiple properties, but the Binnari team ensured I didn't rush and that the properties were aligned with the wealth strategy designed by my financial planner. I now have a diversified property portfolio, my equity has grown well above my expectations and the income is above the forecasted figures!"

Mary, Sydney

How we work with you



Client success story: Chris and Kerry, Central Coast

Property: Camp Hill, Brisbane



Situation:

Chris and Kerry approached Binnari Property with a sense of cautiousness. They had invested in property before – within a mining town in Central Queensland. However, one year on their rent had plummeted from \$1,500 to \$150 per week due to a downturn in the local mining industry. Chris and Kerry are still hanging on to the property, hoping that it will eventually return to its original value.

How we helped:

Our team understood Chris and Kerry's trepidation. We spent time getting to know them and learning about their financial objectives and aspirations for the future. Once Chris and Kerry learned about Binnari's comprehensive research and disciplined approach to risk mitigation, they felt comfortable partnering with us for their next investment property. Within three weeks they had selected a property from our portfolio that was within their price range and suited their long-term investment objectives. We then partnered with them throughout the purchase process, ensuring that it was easy and they felt secure in their property purchase.

Outcome:

Property: 3 bed, 2.5 bath, 2 car

Price: \$750,000

Rent: \$690/week

Yield: 4.78%

Tenanted within 5 days of settlement

Client success story: Sarah, Sydney

Property: North Melbourne, Melbourne



Situation:

Sarah came to Binnari Property looking to diversify her property portfolio. She already had a good understanding of investment markets and owned a property in Sydney. Sarah had worked with her financial planner to build a strategy that included buying a second investment property. However as a busy professional, Sarah found it challenging to research prospective locations and was struggling to find a property that met her criteria.

Outcome:

Property: 1 bed, 1 bath

Price: \$370,000

Rent: \$400/week

Yield: 5.62%

Tenanted within 3 days of settlement

How we helped:

Sarah approached our team with a well-structured idea of what she was searching for. Our property experts were able to leverage their market knowledge and work with her to deliver a range of property investment options that met her needs. We also streamlined the purchase process, saving Sarah time to focus on her career.

Our team is currently working with Sarah as she considers a third property purchase in the near future.



Auction Rooms, North Melbourne

Want to invest in property, but don't have the time or expertise to navigate through the complexity?
Contact us for a complimentary, no obligation meeting.



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