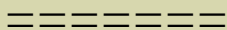




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Property News

*Wishing You All a Merry X'mas
and a Bountiful, Healthy &
Peaceful New Year for 2011!!!*

Investment Articles

Top 10 Things to Avoid when Investing in Property

Having some money to invest in real estate is just one of things you need before you start your investment portfolio. However, just like any investment, it has risks. Thus, you have to be aware of how you can minimize the risks.

Making yourself more knowledgeable about the different aspects of real estate investment is a must before you purchase any property. Otherwise, you can easily lose your seed money or even risk losing more money than you first invested. Your real estate profit or loss starts from the purchase price of your investment property. If you paid too much then you already lost a portion of your investment, if you bought it at a bargain price then you already made a gain.

There are more things to consider when buying an investment property. It doesn't only pay to know about the things you should do but it also matters to be familiar about the pitfalls of real estate investment.

Jennifer Schelbert MFAA of mrsmortgage.com.au discussed 10 important things to avoid in real estate investment:

Top 10 Mistakes of First-Time Property Investors

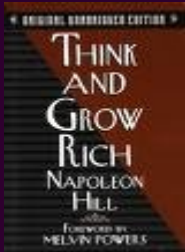
- Falling in love with the property
- Not checking facts
- Forgetting the home improvement rule
- No cash reserves
- Doing it all yourself
- Investing Blind
- Investing long distance
- Paying too much
- Not studying the competition
- Being underinsured

You can also consult [Riezel Kinsella](#) and her team about the step-by-step process of real estate investment. If you need any help in choosing the right property investment call us today at **Ph 02 9743 1300.**



Recommended Books

- * Think & Grow Rich by Napoleon Hill
- * Managing Rental Property by Phillipa Bellemore
- * Awaken The Giant Within by Tony Robbins
- * Rich Dad, Poor Dad by Robert Kiyosaki



"Just as a small fire is extinguished by the storm whereas a large fire is enhanced by it - likewise a weak faith is weakened by predicament and catastrophes whereas a strong faith is strengthened by them."

Viktor E. Frankl
1905-1997, Holocaust Survivor and
Author of
Man's Search for Meaning

Featured Property

Wentworth Point Marinas (Formerly Homebush Bay)

Abutting the Proposed Major Marina/ Maritime Redevelopment

At Wentworth Point This Inspiring transformation Is Surely A Once In A Generational Opportunity To Acquire

A waterside, architecturally outstanding apartment at suburban prices. Amongst the highest environmentally rated buildings ever proposed in this country. Located adjacent to one of Sydney's largest ever proposed boating marina together with commercial/retail redevelopment of Maritime's site. Across the road from the Sydney Olympic Park and a short walk to the bus and ferry terminals.

Coming amenities - proposed sporting clubs, retail, restaurants, schools, pre-schools, shopping centre and entertainment to be built on our and maritimes site. Be within a few minutes of all the marvel-

lous sporting and entertainment facilities of Sydney Olympic Park. Access to kilometers of waterfront promenades and over 400 hectares of parks and bushland.

This first stage of the development is geared specifically towards the investor and will be the most affordable stage. Price ranges include one beds from \$392,000 to \$482,000, two beds from \$500,000 to \$650,000 and three beds from \$600,000 to \$770,000. There is further diversity in the range with studios, 1+study and 2+study apartments.

We Invite you to make a private appointment with us to inspect architectural plans and prices, as we will be taking **'EXPRESSION OF INTEREST'** to reserve the property for you.

So, call now to book an appointment with **David - Mb 0406 788 488 or office ph 02 9743 1300.**





"There's plenty of intelligence in the world, but the courage to do things differently is in short supply."

Marilyn vos Savant
Columnist, Author
and Lecturer



Landlord & Tenants Articles & Tips

Top 10 Common Landlord Traps

For the past few years, we've seen the decline of investors in the real estate market. The rising interest rates together with tenants from hell made it a double whammy for some property investors.

However, the current interest rate climate is not so favorable for investors. But the upward trend of rental rates can give landlords more cash flow from their investment property.

Meanwhile, you can manage to steer clear of tenants from hell if you avoid these 10 landlord traps discussed in this article from news.com.au :

- Not screening prospective tenants carefully
- Delaying to take action with late payments or sometimes even non-payment of rents
- No landlord insurance
- Over committing with no spare cash for other expenses such as council rates, land tax, water rates, maintenance costs and management fees.
- Not responding immediately to maintenance and repair issues
- Having friends as tenants
- No regular inspections
- Self-managing your property
- Investing in the wrong loca-

- tion
- Being too greedy

In the last landlord trap, there is an interesting note about why some tenants are willing to offer more than the normal rental rate...it could be because they've been bad tenants in the past.

Property is still a good investment choice. There are some pitfalls, but most of them can be avoided if you do it right. If you want more information about investing in properties, please give VQRE a call at **Ph 02 9743 1300**.



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*Merry X'mas!
Santa is
Coming to
Town!!!
Time to
Celebrate.*



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Landlord & Tenants Articles & Tips

Love Affair with the Kitchen

According to some property surveys, one of the most important rooms in the house is the kitchen or dining area. Actually, as Australians we don't need any surveys to confirm this. In any gathering or party at home, people usually flock at the kitchen area. As families, we spend countless times eating and enjoying a conversation or two in the dining area.

Thus, a lot of property buyers often take a careful look at the kitchen area. Sometimes, it can even make or break a deal.

A lot of property developers have considered our lover affair with the kitchen in incorporating the latest design trends and appliances in their property developments.

You'll be surprised how apartment developers were able to come up with a kitchen design that will fit the layout of the unit without compromising the ability of the residents to entertain in style. The functionality of the design makes it convenient for the residents to enjoy cooking, dining and entertaining at the same time.

To visualize more about these great apartment kitchens, visit our property inventories at www.vqre.com.au. You'll be amazed that apartment living can be as convenient and as functional as living in a house.

For Rent

- *39/2 Nina Gray - 1b+1b+1c - \$450/week
- *32/2 Nina Gray - 1b+1b+1c - \$470/week
- *39/1Timbrol - 1b+1b+1c - \$480/week
- *19/1Timbrol - 2b+2b+1c - \$580/week
- *30/2 Nina Gray - 2b+2b+1c - \$560/week
- *77/1 Timbrol - 2b+1b+1c - \$580/week
- *Townhouse 69 - 2b+2b+1c - \$680/week
- *Townhouse 85 - 2b+2b+1c - \$700/week
- *26/21 Angas St, Meadowbank - 3b+2b+2c Fully Furnished - \$850/week
- *93/1 Timbrol - 3b+2b+2c - \$800/week

For Sale

- 88/50 Walker St., Rhodes - 2b+2b+1c - Midfloor, some city & waterviews - \$599,000
- 77 Shoreline Drive, Rhodes - 2b+2b+1c - Townhouse - \$740,000
- 26/21 Angas St., Meadowbank - 3b+2b+1c - Nth. sun, water glimpse - \$799,000



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