

5 TOP PROPERTY TIPS FOR TODAY

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This week Brendan Leahy, principal of Brendan Leahy Real Estate, shares his hot tips on building a property profile.

1. START SMALL

Gradually build your portfolio. If you can borrow one million dollars then don't immediately buy properties for one million dollars. You should begin by finding one well-priced property in a competitively-priced suburb. Once you have purchased the property, find a tenant and have some experience in property investment, then consider buying a second property.

2. LOCATION IS CRITICAL

Try to purchase well-located properties which are below the median house price in the area. Brendan Leahy Real Estate can provide you with the latest median prices for the suburb you are considering buying an investment property

3. KEEP INTEREST IN MIND

If your aim is to accumulate as many properties into your portfolio as you can within a time frame, then you should consider interest-only finance rather than the traditional "principal and interest loan" which is suitable for your own residence. An interest-only loan keeps your repayments low and allows you to borrow more.

4. DON'T EXCEED BUDGET

My golden rule is never ever to go over 80 per cent of your borrowing capacity. For each investment property, you should consider borrowing a little more (3-4 months mortgage repayments) than is initially required to purchase.

5. GET PROFESSIONAL HELP

Multiple property owner-investors should consider appointing a professional property manager. The property managers at Brendan Leahy Real Estate have over twenty years experience between the two of them.