

5 HABITS

# OF A PROPERTY INVESTOR



**Marvel** *Invest*

# EARN MONEY IN YOUR SLEEP WITH INVESTMENT PROPERTIES

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DID YOU KNOW THAT YOU CAN BUILD A PROPERTY PORTFOLIO THAT WILL PAY YOU A SALARY WITHOUT GOING TO WORK AND WILL BUILD YOU WEALTH FOR YOUR FAMILY'S FUTURE? NOW THAT'S FINANCIAL FREEDOM

## HOW TO SUCCEED AT INVESTING

When investing in property, it's the numbers that matter. If you get caught up in the little things, you allow fear in which stops you from jumping in!

Follow an expert.

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# 01 BUDGETING

The 3 rules to follow are:

- Set **goals** for your savings.
- Set a **deadline** to achieve the savings.
- Have a **deposit** for your purchase.

## SET YOUR SAVINGS GOALS

Analyse your income and expenses to understand where your money is going. This gives you the opportunity to reduce or remove expenses in-order to increase your savings. You now have the clarity to set your savings goal. **TIP: Be Strict!**

## DEADLINE TO ACHIEVE YOUR SAVINGS

Now you have a handle on your income, expenses and savings. you can decide how long and how much you want for a deposit.

## DEPOSIT FOR YOUR PURCHASE

The Ideal goal for your deposit is 20% of the purchase price i.e  $\$300k$  (purchase price) =  $\$60k$  (20% deposit)

*"Make your budget so clear that the numbers are all that matters."*

## 02 GAME PLAN

- The 3 reasons you need to do this are:
- Understand investment **property options**.
  - Decide on an **investment type** for you.
    - **Confidence** on a property option.

### UNDERSTAND INVESTMENT PROPERTY OPTIONS

Property Investment options:

- Cashflow
- Equity growth
- Development
- Renovate

### DECIDE ON INVESTMENT TYPE FOR YOU

You need to be realistic about your risk appetite and what you can manage at the time of purchasing.

### CONFIDENCE ON PROPERTY OPTION

Once you have identified the property options you feel comfortable to consider, research to find appropriate experts to support and give you confidence in your decision.

*"The way to make sure you don't burn cash is to convert it into real estate."*

*Grant Cardone*

## 03 BUILDING A TEAM

**The 3 reasons you need to do this are:**

- **Build your *confidence*.**
- **Mitigate investment *risk*.**
- **Leveraging off others *expertise*.**

### **BUILD CONFIDENCE**

A team of experts will ask you crucial questions you may not have considered and will educate you on the unknown.

### **MITIGATE INVESTMENT RISK**

Engaging in qualified experts that support your purchase can minimise risk.

### **LEVERAGING OFF OTHERS EXPERTISE.**

Building a team is crucial to not only leverage experience and knowledge but to also leverage their relationships of others within the purchase process.

*"A team can fast track your investment property purchase. The quicker you invest your money the more time it has to grow."*

## 04 PULLING THE TRIGGER

The 3 reasons you need to do this are:

- Ticking all the **boxes**.
- **Secure** a property.
- Make a **purchase**.



### LINING EVERYTHING UP

Every team member (Agent, Broker, Solicitor) will have items that need to be completed. This is where you need to take action within the deadlines.

#### SECURE A PROPERTY

Once all advice is considered, feel confident in making a decision on a property.

#### MAKE A PURCHASE

Stick to the deadlines on the advice provided and take action to close the deal.

*"Action is the real measure of intelligence."*

Napoleon Hill

## 05 PERSISTENCE

**The 3 reasons you need to do this are:**

- Over come **obstacles**.
- Continue with a course of **action**.
- Have a growth **mindset**.

### OVER COME OBSTACLES

In property investment things can certainly get rough. You will be thrown challenges and difficulties.

### CONTINUE WITH A COURSE OF ACTION

In spite of challenges and difficulties you may face, having the ability to take action and keep moving forward will set you on your property journey.

### HAVING A GROWTH MINDSET

Having a growth mindset means you understand that it is necessary to have setbacks in order to learn. This growth will develop you and spring board you into the next property.

*"Don't wait to buy real estate, Buy real estate and wait"*



# JOIN THE MARVEL MENTORING PROGRAM

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**PROGRAM**

**EDUCATING ON PROPERTY INVESTING**

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