



## *'Property Invest'*

**'An investment property initiative to bring a range of quality built investment properties to the market with a focus on future care and management services.'**

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*"There is no better time to secure an investment property than now. Interest rates are low, purchase prices are low, all combined with good rental conditions. Now is the time..."*

**John Payne**  
**Principal**  
**Aura Properties**

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Licensed Property Agents

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### About 'Property Invest'

Aura Properties provides secure investment house and land packages with a focus on future care and management services. This essentially means that an investor is able to purchase a quality built property and take comfort in the fact that their property is being managed professionally for many years to come.

### The House & Land Packages

The house & land packages are turn key enabling the properties to be rented immediately once construction has been completed. Some of the features and benefits include full air conditioning, security screens throughout, dishwasher, water tank, curtains or blinds on all windows, TV aerial, letterbox, remote control garage door, fully fenced and landscaped, floor coverings throughout, built in wardrobes and everything else your property requires to attract happy tenants.

### The Builder

Michael Hoare Constructions is the builder of the properties, whilst relatively small in size, Michael has been a recognised builder in the area for over 15 years and has acquired a very reputable name for quality built properties. Michael's theory is quality not quantity which allows for closer monitoring of properties ensuring the final product is at its very best.

### The Land & Location

The properties are located in family orientated residential areas developed by an ASX listed developer in the southern corridor of Cairns. The southern corridor has been recognised as the major growth corridor of the Far North Queensland region and is expected to more than double in size within the next two decades, growing from a population of 40,000 in 2008 to 83,000 by 2026 (*figures provided by Urban Economics October 2008*). The growth anticipated for Cairns, in particular the southern corridor, generates a significant level of additional demand for employment in and around Edmonton. A new CBD will become a welcome addition to the corridor which is also planned for the suburb of Edmonton creating a satellite city for Cairns in years to come.

### Now Is The Time....

With purchasing conditions being so favourable at the moment, investors need to be reminded that this is the time to purchase. We can assist with the selection of your investment property and provide all the management services you need to provide peace of mind for many years to come.



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### Property Management Services

An investment property may be the biggest investment you will ever make, and along with it comes the responsibility of being a landlord. At Aura Properties we take care of all those details for you so that ownership can be a pleasant and profitable experience.

Apart from the usual terms of finding a great tenant and collecting your rent we also conduct 3 monthly inspections, to ensure at all times your property is being maintained at a high standard. Our office is located on the estate and our staff personally live on the estate, so at all times we have a close eye on all the properties we manage.

Our property maintenance company is owned by us and we have a maintenance program you may be interested in joining to ensure your property is always looking it's best. We understand how important it is for you to know that your investment is in safe hands and at Aura Properties we know that looking after your best interests is our business.

## *Aura Properties*

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### How To Secure Your Investment Property

- Step 1.** Browse our range to find a suitable property that suits your requirements.
- Step 2.** Discuss your preferences with us so we can point you in the right direction enabling you to make an informed decision.
- Step 3.** Discuss finance alternatives with a professional lending institution to establish your borrowing capacity.
- Step 4.** Make your final selection based upon your preferences and borrowing capacity.
- Step 5.** Finalise the paperwork to secure your selection.
- Step 6.** Speak to our property management division to establish the services we can provide for your investment property.