



# AVOID THESE 10 COMMON MISTAKES IN YOUR PROPERTY INVESTMENTS...

- Buying a property close to home (so they can drive past)
- Self-managing tenants
- Buying at auction
- Buying older properties (with no potential to add real value)
- Buying based on the look or feel of a place
- Asking a real estate agent for advice
- Overcapitalising
- Selling to realise a profit (when they should refinance and save the tax)
- Paying off debt (when they should create a redraw facility)
- Selling property to transfer into self-managed super funds (to purchase property)
- No finance clause included in the contract
- Failing to get an expert to review the contract
- Buying in regional or rural areas
- No strategy for mitigating risk
- Waiting for a downturn in the market
- Waiting for the deal of a lifetime
- Buying for 'future development upside' on the open market
- Chasing the lowest interest rate option
- Not having the correct ownership or financial structures in place
- Not allowing for all purchase costs (stamp duty, mortgage registration, LMI)
- Selling property to finance lifestyle.

**On second thoughts, maybe there are more than 10!**