

# UNLOCK PROPERTY WEALTH

## A COMPREHENSIVE 21-POINT CHECKLIST TO UNCOVER HIDDEN GEMS IN AUSTRALIA'S PROPERTY MARKET

### MACRO FACTORS:

- 1 Economic Climate - Review the current economic climate of the target area.
- 2 Job Security - Investigate the security of jobs in the region.
- 3 Population Growth - Evaluate the population growth trend in the area.



### MICRO FACTORS:

- 4 Suburb Status - Determine the status of the suburb in the community.
- 5 Stigma Assessment - Identify if the suburb carries any negative stigmas.
- 6 Amenities Accessibility - Check the accessibility to local amenities such as shops, parks, and schools.



### LOCAL DEMAND:

- 7 Demand Rate - Gauge the true demand rate in the suburb.
- 8 Supply and Demand Analysis - Analyze the supply and demand dynamics in the property market.
- 9 Local Preferences - Understand the local preferences and interests.



### POTENTIAL FOR GROWTH:

- 10 Equity Growth Potential
- 11 Cashflow Growth Potential
- 12 Renovation Potential
- 13 Subdivision Potential
- 14 Development Potential
- 15 Infrastructure Developments - any upcoming infrastructure developments in the area.
- 16 Capital Growth Projections
- 17 Rental Yield Projections
- 18 Area's Historical Performance



### RISK ASSESSMENT:

- 19 Market Stability - Analyse the stability of the property market in the area.
- 20 Property Market Cycle - Understand the current phase of the property market cycle.
- 21 Risk Assessment - Conduct a thorough risk assessment of the property investment.

