

YOUR PROPERTY JOURNEY

BUY • MANAGE • DREAM



WELCOME

To the start of your Property Investment journey. This document will outline the key fundamentals we use to help everyday investors excel their property portfolio.

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Your Property Journey Pty Ltd Director & International Property Investor

About the company

Your Property Journey was derived from the simple question; where should I buy my next property? From friends, colleagues, family members, there was a deep desire to understand how and why the property market produces results. Directors, Jayden and Chloe, are international property investors with a specific skill set of analysing and selecting high-performance markets. We have created a portfolio over \$1.2million in property in 3 years in Australia and New Zealand. We have a professional background in property maintenance and accounting which provides a great balance in understanding the numbers and practical application of our investment strategies. This will help produce the absolute best result for our clients.



Our Purpose

Our purpose is simple, to help transform peoples lives through property. Your dream home or next investment property will be one of the biggest decisions you experience and we want to be here for you every step of the way. Every client is here for a different reason; is it to achieve a financial goal? Live a better lifestyle? or set up your retirement? We want to remove the fear of making the wrong decision and allow research, specific investment blueprints and industry experience to help you on your journey.





Our Value Proposition

1. We understand You

As a buyers agent, we take a deep dive in understanding your personal circumstances, financial goals and risk profile. Depending how much help you need, we offer a variety of options to help you secure the right property!

2. Provide tailored property investment strategies

From our information gathered, we use a variety of Real Estate databases and platforms to target property hotspots and properties that align with you.

3. Be apart of our professional network

We allow access to industry partners such as brokers, conveyancers and builders along with our in-house property management division.

4. The advantage of negotiating and off market deals

Hunting for deals every week increases our industry connections and ability to negotiate and locate deals before they reach the real estate platforms.

5. We LOVE Queensland

We specialise in the South East Queensland market intimately.

6. We support you

We are a great source for all your property investment questions and whatever we do not know, we will find out for you.

6. Remove fear and risk

We get so many question around: Is this the right property? Have I done my due diligence right? Am I over paying? Should I get a building report done? YPJ allows you to have the peace of mind your are on the right track.

“ Anyone can buy a property,
but only a few can buy the right one ”



Our Process

1

WE UNDERSTAND YOUR UNIQUE SITUATION

We begin our journey with filling out a client profile. It is like a personality test for property. We analyse your goals, your desires, your financial situation and risk profile. This will allow us to establish a clear picture of where you are now, and where you want to be in the future.

2

SELECT WHICH PACKAGE APPEALS TO YOU

It grins our gears when we see buyer agents offer a one size fits all package for their clients. Here at YPJ, we offer three different packages dependent on the level of support needed. Some investors just need guidance and the peace of mind they are on the right track where others do not have the time to research, source, negotiate and secure the right property. See page 5 for different packages.

3

SECURE FINANCE

Securing pre-approval and understanding your borrowing power is a key element in ensuring we stay ahead of the game. There is nothing more appealing to a seller than a clean offer, well organised and ready to go. So, once we have your pricing capacity, we can align this with your goals and the market.

4

STREAMLINING YOUR INVESTMENT STRATEGY

Once we have a clear picture of your goals, risk profile and financial capacity we strategically start planning your investment journey. This involves understanding your buying strategy (achieving the balance of cashflow and equity uplift, buy and hold, flip or occupy yourself, location and type of property etc), delivering key suburb data, property deal sheets and renovation schedules on how to maximise performance. This will be based on your specific needs, not offering you those generic, one strategy fits all system.

5

SECURE THE RIGHT PROPERTY

CONGRATULATIONS, YOU ARE A HOME OWNER!
We have negotiated the price and terms, completed a building and pest, conveyancing sorted and we are ready to manage your new property!



Our Service Packages

1

DO IT YOURSELF PACKAGE

- CLIENT INVESTMENT MEETING & PROFILE

(Understand your situation and where you want to be)

- SECURE FINANCE

(Connect with an investment savvy mortgage broker to understand your financial position, borrowing power and pre-approval)

- HOT SPOT BRIEF

(Aligning your client profile and financial capacity, we detail key areas to target in your investment journey)

- PHONE & EMAIL SUPPORT

(Freedom to contact us throughout the buying process for our opinions, help with negotiation strategies or due diligence numbers)

- DISCOUNTED PROPERTY MANAGEMENT

(Loyal customer discount)



2

SMART INVESTOR PACKAGE

- INVESTMENT STRATEGY

(Get a personalised property plan on buying strategy, property deal sheets, possible improvements and future projections)

- SECURE THE PROPERTY

(Searching the market, finding off market opportunities, negotiation, building and pest, assisting with conveyancing etc.)



3

ULTIMATE FAST TRACK PACKAGE

- ADD VALUE TO PROPERTY & REVALUE

(Develop a renovation plan and project manage the works to capture rental increase and an uplift in equity.)