

Prowealth Client Offer - Magenta Shores

Prowealth has teamed up with Magenta Shores Resort to offer our clients a fantastic rate for a getaway. You can stay in a luxuriously appointed studio guestroom, or 1, 2 or 3 bedroom villa. All are stylishly appointed and enjoy views of the lagoon pool, golf course or gardens. The 1,2 and 3 bedroom villas include separate living and dining areas, fully equipped kitchen, laundry and private, furnished courtyards and balconies. The 2 and 3 bedroom villas offer spacious bedroom areas upstairs and extensive ground floor living and dining areas which open out onto a landscaped private courtyard. As a Prowealth client, you will receive special discounted rates (you must mention you're a "Prowealth" client). It's a perfect weekend escape and room only special Prowealth rates are:

Studio Guest Room \$170pn

1 Bed Villa \$240pn

2 Bed Villa \$290pn

3 Bed Villa \$340pn

+ Breakfast \$30pp Full Australian Buffet

Block out dates are: 21/12/07 to 15/01/08

For Bookings:Phone 02 4352 8100

Address:1 Magenta Drive (off Central Coast Highway) Magenta, Central Coast NSW 2261, 90 minutes drive north from Sydney, 15km from Terrigal.



Barrington Tops Villa for Sale

To complement the beauty of this area and to offer the opportunity to stay in comfort within the National Park, Barrington Wilderness Cottages were established in 1996. Unfortunately, one of our client's changing circumstances has meant they have to sell this beautiful holiday home. The fully self contained cottage has a gas log fire which ensures your comfort throughout the cooler months, and gas appliances in the kitchenette enable fast efficient cooking. A spa bath, TV with DVD player and undercover parking complement these 4 star inclusions. This cottage is fully furnished and only a one and a half hours drive from Newcastle.

Ideally suited as a holiday home, its located at 2940 Salisbury Road, Salisbury NSW, and has two bedrooms, one bathroom and one car space, for \$125,000. When your not using it, you can choose to holiday let the home through the onsite manager or a local agent. If your interested in adding this unique property to your portfolio, please Contact Len Goodwin at the office for more information.



Income Tax Withholding Variation Forms

Our current clients would be aware that each year, we offer to lodge your 1515 tax variation forms. Unfortunately, we have come to the decision that Prowealth will no longer be able to provide you the service to lodge your 1515 Income Tax Withholding Variation forms prior to the end of each financial year as we have found that these forms are becoming increasingly too compliant. To ensure it's correct going forward, we now recommend an accountant or another tax specialist lodge your ITWV with the ATO each year. We will however continue to lodge a new variation form when you purchase and settle on a new investment property, as part of your settlement package in conjunction with your account keeping book. We will remind you prior to 2007-2008 End of Financial Year to make your appointment to have your form submitted. We have however managed to negotiate a special deal with one of our preferred accounting firms, SP Business Consulting. Attached is a letter and details of the company. Steven or Shannon will be able to assist with any inquiries relating to the ITWV and their phone numbers are - 02 4362 1884 or 0437 429 565, or of course, you can use your own accountant.

Xmas Closing Times

Please note that the offices of Prowealth and Prowealth Money will close at mid-day on Thursday the 20th of December and re-open on Monday the 7th of January 2008. Even though we are closed, many of the builders we use will be continuing construction right through the holiday break, aside from the obvious public holidays. If you have any concerns or queries, please let us know before we close.

Financial Advice Disclaimer
Please note that information provided on this newsletter is general information only, is subject to change without notice and should not be relied on as a substitute for legal, financial, real estate or other expert advice. Prowealth and its subsidiary companies disclaims all liability and responsibility, including for negligence, for any direct or indirect loss or damage suffered by any person arising out of any use of this newsletter or any information or material available from it.



Upcoming Events

Seminars

Our first seminars will be held in Febuary and March 2008 at Terrigal, Newcastle and Hornsby.

Wealth Coaching

Wealth Coaching courses will recommence in February 2008.

Check the website in January for Seminar and Wealth Coaching dates

prowealth.com.au
teaching today's property investors

Contact Us

Freecall 1800 13 22 64

Phone (02) 43 530 664

Fax (02) 43 530 774

info@prowealth.com.au

www.prowealth.com.au

Head Office

Tuggerah Business Park

2/9 Reliance Drive

Tuggerah NSW 2259

All correspondance to

PO Box 3733, Tuggerah

Prowealth Property Investors Newsletter Summer 2007

The year in review

As we come to the end of another year (gee whiz it went fast!), the management and staff would like to take this opportunity to thank all of our past and new clients for their continued support. There have been many changes this year, interest rates went up (a few times), we had the U.S. mortgage market meltdown, a big scare on the stock market, and of course a change in government last month. What does it all mean for the property market? Well, if you look at the big picture, not alot. Property prices are driven by many factors and what we have seen this year is only history repeating itself. For those of you who have been around for a property cycle or two, you will remember we have had all of these types of events before, and yet the property market has continued to double in value every 7 to 10 years. There's no reason for it to stop now. People often talk about the 'good ol days of real estate', my response to this has always been that these are the good ol days - just you wait long enough and see! The best time to buy property has gone, the next best time is now! *Regards Daniel*

Do you realize that by the time you reach age 65, there's a...

- 45% Chance you'll depend on family and friends for financial help
- 28% Possibility you'll rely on public assistance
- 22% Likelihood you'll still be working
- 4% Probability you'll only be able to meet your basic needs
- 1% Chance you'll be financially independent



Merry Christmas from the Prowealth team



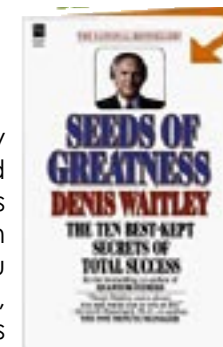
A bit of fun

Everyone loves the Simpsons, including our staff, so we thought we'd see what our staff might look like if we became the yellow skinned family - and here we are. Can you guess who is who?

What's Daniel reading this month?

With so many financial and motivational books out there, which one should you buy? This edition, Daniel recommends 'Seeds of Greatness' by Denis Waitley, available at Borders or Amazon.com.

"Seeds of Greatness is one of those all-time classics that ranks right up there with Think & Grow Rich, How To Win Friends and Influence People and so on. Best of all, it is Waitleys signature material, not somebody else's material presented in a different way. In Seeds of Greatness, you will learn the 10 best kept secrets to total success. This one is a gem. Get it and use it. Great stuff." *Daniel.*



Tony Melvin to speak...

Co - author of How to Legally Reduce Your Tax, Tony Melvin, will be appearing at a Prowealth seminar in the New Year. Stay tuned for details.



End of year special deal Save \$10,000 @ Rutherford!

Highgrove at Rutherford is located just outside of Maitland, consisting of 36 single level villa's in 1,2 and 3 bedroom combos. It's only 50m to McDonalds, less than 1km to the Industrial Park, Harvey Norman & Homemaker Complex & adjacent to the new Bradford Hotel. The Rutherford shopping centre has almost completed renovations including new Coles, Woolworths, Aldi - basically you can't swing a cat without hitting some form of new infrastructure! We've negotiated with the builder to get \$10,000 off the next 6 sales between now and Feb 2008. Hurry, there were only 12 villas left at the time of writing. You can exchnage on \$500 with nothing more till settlement in April 2008. Call us to take a look!



Release night for Kurri Kurri surpasses all expectations.



Flow on Deakin St- typical interior



Vibe - typical interior

If you're receiving this newsletter, you undoubtedly were invited to our recent release evening for a new development in Kurri Kurri, in the NSW Hunter Valley. Held in November at Crowne Plaza Terrigal, Prowealth released 2 new developments, called 'Vibe' - in Aberdare St and 'Flow' - on Deakin St. The result was huge. As always the development was offered to clients via the VIP invitation 2 weeks prior to the release which resulted in all 15 of the available properties in Vibe selling out and 100% of the 13 available Stage 1 properties in Flow also being sold on the night. Both developments are within 5km of the new Hunter Economic Zone Business Park and the approved F3 link road which will see the current F3 be extended from Newcastle Link Road to Branxton, with an interchange right on Kurri's doorstep. These properties were to be released to the general public in January 2008, but after the release night, we have nothing left! We will however release stage 2 of Flow in March 2008. Flow consists of a mix of villas and townhouses, 33 in total, set on over 3 acres of land, with its own private entry road

and large open space community areas. Pricing from \$255,000 for a 2 bedroom villa. So, if you want to know why Kurri will be one of the hot areas over the next few years, call our team for a look, and if you want to be the first to know about future releases, call us to ensure we have your current email address on file. The above google earth image shows the Flow site in orange and the Vibe site in Green, F3 link in Red and HEZ in yellow, along with a few local shopping points.

In terms of depreciation, what should you consider when making an investment property purchase decision?

Provided by BMT and Associates Quantity Surveyors

If you are looking to purchase an investment property, it is worthwhile asking yourself a number of questions. While many investors consider location, purchase price and tenancing ability when contemplating an investment property purchase, they often overlook depreciation as an important factor. Depreciation can help unlock the cash flow potential within an investment property, often meaning the investor will have thousands of additional dollars each financial year. There are several factors for consideration that will enable the property owner to maximize tax depreciation benefits including:

The age of the property: Both new and older properties will attract some depreciation deductions, although a property with an age between 1-20 years will provide higher depreciation than an older property.

The type of property: If the property is part of a strata complex or community title development, each unit is entitled to claim common property benefits in addition to the unit's depreciation benefits.

The amount of common property: Common property items within a strata or community title complex such as lifts and swimming pools are included in the depreciation report. The more common property there is, usually results in higher depreciation claims.

The amount of plant and equipment: Plant and equipment are items that can easily be removed from the property as opposed to items that are permanently fixed to the structure. Plant and equipment includes items such as light shades, stoves, air conditioning systems, blinds and carpet. These items can be depreciated at a higher rate and add significantly to the depreciation claim. More plant and equipment generally means higher depreciation claims.



If you could have dinner with 3 people, living or dead, who would they be?

We went around the office and asked this question to the team members below and got some expected and surprise results - see for yourself. Funny that no one put their wives or husbands...hmmmm!

	Denise	Scott	Pamela	Daniel	Matt	Jason	Brian	Kelley	Len	Kylie	Casie
Person 1	Princess Diana	Scarlett Johansen	Nelson Mandela	Donald Trump	Elvis Presley	Kelley Slater	Kevin Rudd	Sophie Delezio	Jack Bauer	Natalie Bassingthwaight	Dr Harry Cooper
Person 2	Don Bradman	Donald Trump	Princess Diana	Jerry Seinfeld	Tiger Woods	Tiger Woods	Micheal Buble	Gerry Harvey	Tony Robbins	Heath Ledger	Oprah
Person 3	Libby Lenton	Jennifer Garner	Helen Keller	John McGrath	Micheal Jordon	Adam Sandler	Peter Brock	Julia Stiles	Homer Simpson	Shanon Noll	Dr Phil

Notice to landlords - Changes to tenancy laws

Provided by Frank Serra, Principal Century 21 Total Asset Management.

A report containing over 100 possible changes was released by the Dept of Fair Trading on September 22nd 2007. The report claims to aim to strike a better balance between the rights of tenants and landlords. Fair Trading seeks the views of all interested parties before any legislative changes are made. You can be assured that Tenancy Groups are pressing hard to have this report adopted as law so it is now VITAL that every landlord expresses their views by reading the proposed changes and make their comments. Proposed changes include:-

1. Alterations to a property by tenants (you may be forced to compensate tenants for alterations to your property).
2. Break Lease provisions that allow a tenant to vacate PRIOR to expiration of a lease.
3. Changes to No Grounds Evictions which may prevent you from regaining your property when you want it.
4. New requirements for Sale of Rented Premises that may require you to compensate a tenant when you list your property for sale and restrict access.
5. Long Term Leases - whereby the landlords may be required to give long tenancies.
6. Changes to Shared Tenancy Arrangements where if one tenant vacates you will be required to refund his portion of the bond whilst still retaining the other tenant.

There are many other proposed changes, many of which will restrict YOUR RIGHTS as a landlord. To read about the changes and have them explained in plain english go to the following internet site -

www.fairtrading.nsw.gov.au/corporate/legislation/residentialtenancyreform.html

On this site you will have the opportunity of submitting your views on each proposed change. Alternatively - call the NSW Office of Fair Trading on 13 32 20. We strongly recommend every landlord read this report and make their opinions known as soon as possible.



Invest in HQ

Investment? First home? Downsizing? Or maybe you're looking for a stylish apartment in the thriving satellite city of Chermiside. Whatever your reasons, just think two letters: 'HQ'. This is modern urban living, just off Hamilton Road, in the heart of Brisbane's Chermiside. HQ is located in the very heart of Brisbane's emerging northern corridor, which is recognized as one of the city's new property hotspots. The area has been identified by the government in its 20/26 vision plan as one of the city's major urban development growth areas and further significant spending on upgrading local infrastructure including health and transport is planned. Leave the car at home and simply stroll across the walkway to reach the Kedron Wavell RSL or the recently improved and expanded Westfield Chermiside with shops, bars, restaurants, cafés, cinemas and ten pin bowling to keep you entertained. HQ is a bold and contemporary nine storey complex offering a choice of 1, 2 and 3 bedroom



apartments plus ground floor commercial & retail space. Apartments boast high quality finishes and fittings along with spacious, stylish interiors. Prowealth is now selling HQ, so get in quick for the best selection. 1 bedrooms apartments from \$319,000 and 2 bedroom apartments from \$429,000.

Murphy's Lesser Known Laws

1. Light travels faster than sound. This is why some people appear bright until you hear them speak.
2. Change is inevitable, except from a vending machine.
3. Those who live by the sword get shot by those who don't.
4. Nothing is foolproof to a sufficiently talented fool.
5. The 50-50-90 rule: Anytime you have a 50-50 chance of getting something right, there's a 90% probability you'll get it wrong.
6. If you lined up all the cars in the world end to end, someone would be stupid enough to try to pass them, five or six at a time, on a hill, in the fog.
7. The things that come to those who wait will be the scraggly junk left by those who got there first.
8. The shin bone is a device for finding furniture in a dark room.
9. A fine is a tax for doing wrong. A tax is a fine for doing well.
10. When you go into court, you are putting yourself into the hands of 12 people who weren't smart enough to get out of jury duty.

