

DEVELOPERS CLEARANCE SALE

POSITIVE CASHFLOW PROPERTIES

SELLING NOW FOR \$20,000 BELOW VALUATION...!!
ONLY 9 LEFT

CASH FLOW IS KING!!!

Cash flow is always king. Why? Because it helps you stay afloat over troubled financial waters and keep you on course for long term prosperity. Cash flow positive investors weather the storms more comfortably and retire much sooner. ***So what is cash flow positive?*** Put simply your rental income exceeds your holding costs.

Where do I find such properties? Do they exist? We have wonderful news for you. We have now aligned with the largest, most reputable developer in Cairns who has exciting new state of the art properties on the market at incredibly reduced prices. For a very limited time, remaining stock includes

beautifully finished new homes and stylish apartments in first class locations.

During recent months while most people have run for cover, taken flight or been paralysed by fear mongering media reports, some of our clients have been quietly and steadily building their property portfolios with well selected, good value, cash flow positive properties.

Such discerning investors will be well positioned for when this storm, like all storms, eventually blows over; when trading and the economy gathers pace and fantastic deals like this become fewer and far between.

Unlike the share market, there are no margin calls on cash flow positive properties and values have not dropped 40%, generally they haven't even dropped at all.

*Australian Property Investor
January 2009*

Top class properties have been acquired by our clients with 6% returns. However timing is critical and the time to take advantage of such an offer is NOW. Waiting for the skies to clear will be leaving your run too late. The most successful investors created their wealth during times such as these.

We will call you soon to discuss this genuine cash flow positive opportunity.



Valuation Price \$455,000
DISCOUNT \$20,000
Clearance Price \$435,000



Positive Income scenario below, for the purchase of one of these **brand new** Investment properties in Cairns:

Purchase Price	\$435,000
Less 20% Deposit	<u>\$87,000</u>
Loan Amount Required	<u>\$348,000</u>

Income

6% rental guarantee for 2 years	\$2175 pcm
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Ongoing Expenses

Rates & Body Corp Fees approx	\$250 pcm
Est Loan Repayments approx	<u>\$1770 pcm</u>
	\$2020 pcm

<u>Difference – Positive Income</u>	<u>\$155 pcm</u>
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Disclaimer: This information is indicative only and given in good faith by the representative of HS Vision Financial Services. All information is subject to change without notice. Please refer to Terms and Conditions and Loan agreement or Credit Contract from the respective lending institution.