

The **INSIDER'S** GUIDE to **PROFITABLE** **PROPERTY** **INVESTING**

by Patrick A Bright

Inside this book you'll discover proven strategies and little known secrets used by astute property investors to make massive profits from "Residential" and "Commercial" Real Estate

Author of
BEST SELLER
The INSIDER'S
GUIDE to BUYING
REAL
ESTATE!



Successful buyers' agent Patrick A Bright has a new book out – *The Insider's Guide to Profitable Property Investing*. This follows on from his previous best

seller, which explained to buyers how to buy the family home at the lowest possible price. His latest book focuses on building an investment property portfolio – from the magic of compound growth to residential investment and commercial and industrial investment. Patrick has an easy style of writing, which makes his advice easy to understand and follow.

He says there are some golden rules to choosing the right investment property including picking the right location. He chooses areas that are primed for capital growth due to upcoming redevelopment or increases in demand due to changing lifestyles or demographics. If you are looking for cash flow, you will buy where there's a good supply of people in the rental market and where the yield (the rental income divided by the property value) is high. Another point to consider is depreciation. You can get back a few hundred dollars on an older property or many thousands of dollars on a new or near new property. You should also consider upkeep and maintenance. Low rise apartments have fairly fixed upkeep costs, special levies are not common and they are easier to look after. Patrick refers to apartments as "money boxes".

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