



## **Property Women's Diamond Certificate & Membership**

Designed to get you moving on the right property investing path, so that you maximise your returns and enjoy the journey; during this 12 month program you will learn...

### **8 How to develop your personal strategy**

Discover...where you are now, work out where you are going and how will you get there...discussed in this unit is the importance of setting your own strategic objectives and goals. Continue your journey through the unit as you set your priorities and measures for tracking your achievements plus work out how you can execute your plan. By the end of this unit we want you to have a written plan of what you want to achieve and a clearer pathway to getting there.

### **8 Entities – asset protection and tax advantages – How to choose the right structure**

Whose name will you purchase your next investment property in? Did you know you can use different entities and structures and each one comes with different tax benefits and different levels of asset protection? This unit looks at what sort of entities and structures are available to property investors and the pros and cons of each.

### **8 How to Build your Team**

Every team member needs to be carefully chosen as they will be instrumental in helping you build your property portfolio...this unit discusses the types of persons you may want to include on your team plus the roles different team members can play to help you reach you goals.

### **8 The Facts about Finance**

Did you know that finance can make or break a deal? This unit looks at what information you need to provide your lender in order to secure a loan, the pros and cons of using a mortgage broker all to help you get your finance sorted!

### **8 How to do real Research**

Research, Research, Research...learn research techniques to help you find an investment property that fits with your investment strategy.

## 8 All about Due Diligence

Learn how experienced investors do their due diligence and take that information away and apply it when you are looking at any property that comes across your desk.

## 8 How to Analyse and Check Feasibility

Found a property you're interested in? How do you know if the figures stack up? This unit will show give you the tools so you can analyse the deal.

## 8 How to Negotiate

So you've done your research, due diligence and analysis...it's time to negotiate a fair price...this unit will give you some great tips and techniques along with some handy clauses to help with your negotiations. It's time to get creative 😊

## 8 Property Management

Should you get a property manager or self manage your rentals?...This unit goes through the pros and cons of both so you can work out what is going to work best for you...maybe it's a combination of both!

## 8 Risks and pitfalls

Learn about the common pitfalls and mistakes made by many investors. Learn them now so you don't make the same mistakes in the future.

## 8 Depreciation / Tax

Depreciation is often called the icing on the cake among property investors...learn how you can reap the benefits of depreciation on your investment plus other tax benefits and tips a savvy investor needs to know.

## 8 Intro to mindset and goal setting

Mindset...the biggest hurdle of all investors ...whether you are a beginner or a seasoned investor...your mindset can always prevent you from getting to that next level...from achieving your next goal...this unit will briefly introduce you to internal factors that might have an effect on your ability to reach the goals you want to achieve and provide you with some tips on how you can start working on your mindset.



The information, statements and opinions expressed in this article are only intended as a guide to some of the important considerations to be taken into account relating to property investment. Although we believe that the statements are correct, they should not be taken to represent accounting, taxation, legal or investment advice and you must obtain your own independent advice from an appropriately qualified professional. Neither the publisher nor any people or organisations involved in the preparation of this material give any guarantees about its content or accept any liability for any loss, damage or other consequences that may arise as a result of any person acting on or using the information and opinions contained on this web site. Past performance does not guarantee future performance.