



buyersclub

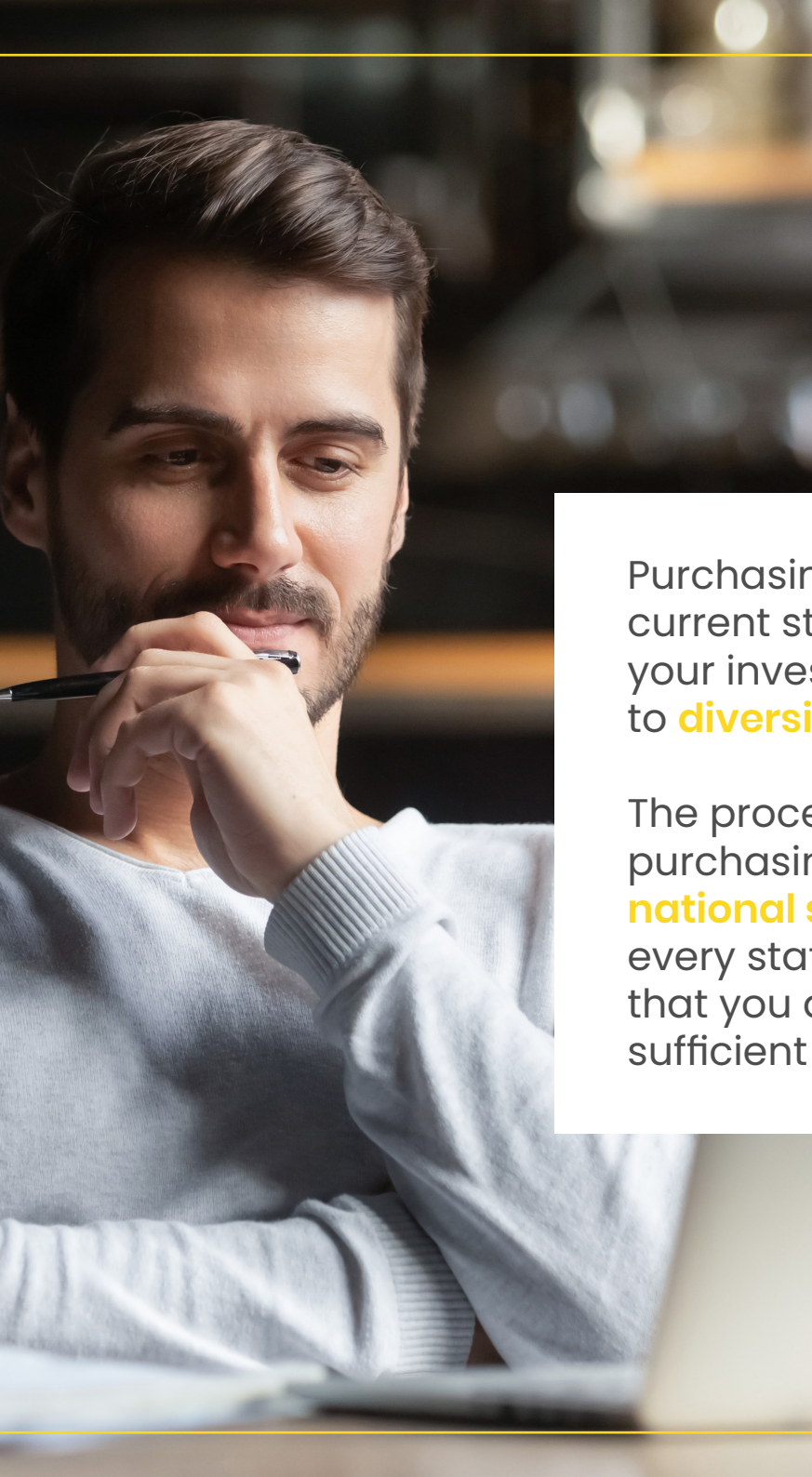
# Buying interstate

What you need  
to know.

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Purchasing property outside of your current state or territory, depending on your investment strategy, is a good way to **diversify your property portfolio**.

The process and fees associated with purchasing a **property do not have a national standard** and are different in every state and territory. It is important that you do your due diligence and sufficient research.





# Who will manage your property?

Whether you are located close to your investment property or investing interstate you should always opt to have your rental property managed by a local property manager. A local property manager will offer you market knowledge and an intimate understanding of the local demographics. This is key to reducing any apprehension you may feel about investing in a local or interstate market.

Generally, a property manager charges a percentage of your rental income. Your local property manager will secure the tenants, manage repairs, and attend to the maintenance needs that your investment property may require.

By working with Buyers Club, we will put you in touch with local property managers across the country. When engaging the property manager through Buyers Club, you unlock VIP services and rates as you are no longer a random landlord from interstate, you are now a landlord who is a part of 'The Club'.

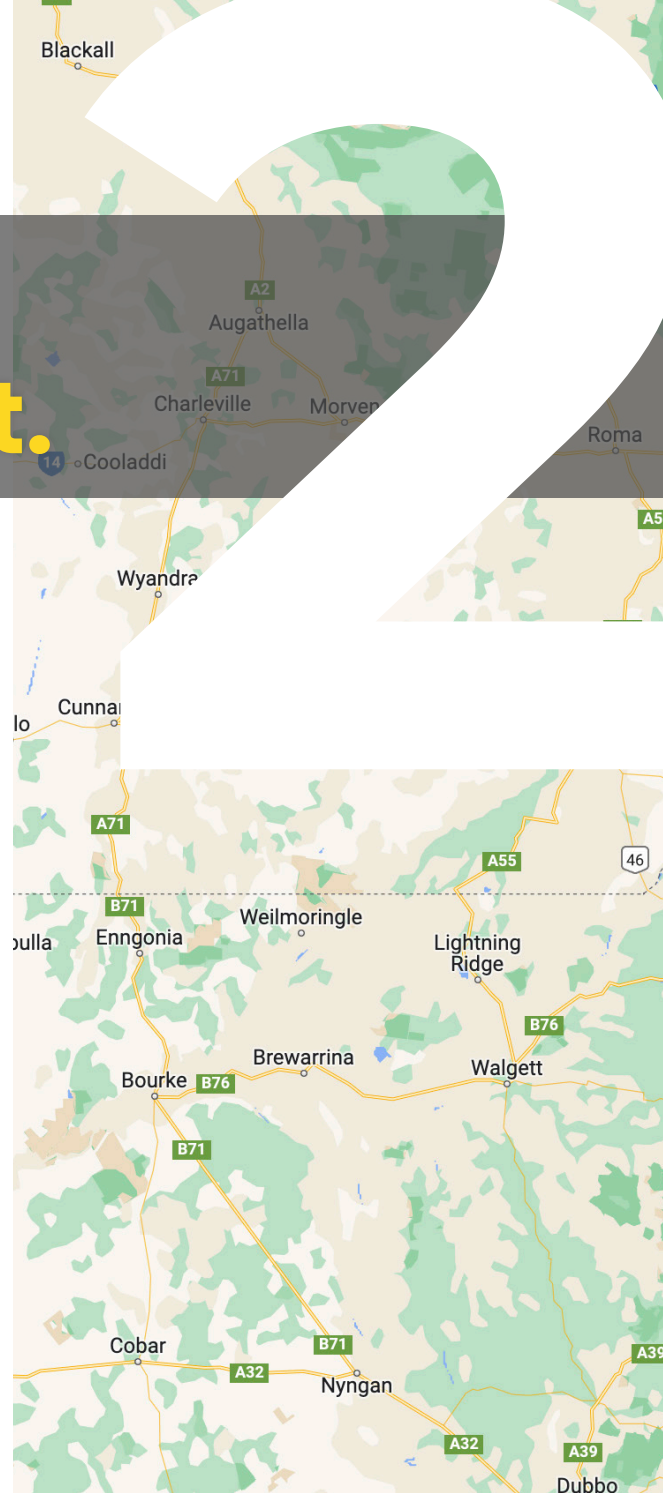
# Different state, different market.

In Australia, there are circa 200 towns with a population of over 10,000 people; This means there are circa 200 real estate markets. Your next 'golden' opportunity does not necessarily have to be in the suburb next door. Widen your horizon.

Each and every market in Australia goes through its own cycle. Where should you start? What should you look for? These can be daunting questions but are not legitimate reasons to not invest or even worse, invest wrong.

At Buyers Club, we hire a team of experts which we refer to as 'The Property Team'. The Property Team identifies great opportunities with underpinned value across multiple states and multiple markets.

By joining Buyers Club you will unlock the full knowledge of the Property Team and access various real estate opportunities. You will be on the surest path to building a successful and sustainable property portfolio.





# Different state, different costs.

The costs associated with buying a property are not a national standard, especially when it comes to government charges.

Each state and territory has their own governing bodies which determine the amount they charge and how they calculate these fees when it comes to stamp duty, council rates, registration fees, etc.

It is important to do your due diligence and familiarise yourself with the state or territory's requirements that you are buying into so you don't encounter any unexpected fees. This will allow you to include as many costs into your budget as possible.

Another thing to consider is the offer and acceptance procedure differs from state to state, along with legal documentation, like the Contract, and what the vendor is required to disclose.

At Buyers Club, we have referrals for the best legal teams to guarantee that you are advised of all government fees and disclosures relating to the property purchase.





## Pre-purchase inspection.

Thanks to technology, you may be able to get a good indication of a property through video calls, video and photos, so you don't have to travel to inspect the property at all. This all depends on your own preference and the age of the property.

In some cases, you may be able to claim the travel costs to inspect the property interstate. We recommend you speak to an accountant first to obtain the correct advice regarding tax deductions for investment properties relative to your finances.

We work with local property managers across the country who are able to attend properties on your behalf and assist with getting you the visual reassurance that you may require to 'lock in' your next investment.



# Is there anything else I need to consider?

Investing in property is a big decision and it is important you have the right team to help and support you throughout your investment journey. This team must walk the walk and not just talk the talk.

*Luckily for you,*

Whether you are investing locally or interstate you can rest assured that Buyers Club has your back from the initial point of contact and throughout your whole investment journey.



# DO YOU HAVE:

\$60k available in **equity**?

\$65k in **savings**?

\$150k-\$200k in your **super**?

If you answered *yes* to any of the above, then you qualify for a **FREE** strategy session with one of our agents!

Call us today on 1300 505 605

# Welcome to the *Buyers Club.*

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