

## HOTSPOTS

WHERE TO FIND CASH FLOW POSITIVE PROPERTIES NOW

## FINANCE

IS IT REALLY TIME TO FIX YOUR LOAN?

## CASE STUDIES

HOW CHRIS SHINE BUILT HIS \$2.4M PORTFOLIO DESPITE SETBACKS

## DATA

MOST COMPREHENSIVE PROPERTY DATA, FULLY RESEARCHED

your investment

# property

December 2014

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# CASH FLOW HOTSPOTS

RENTAL YIELD UP TO 8% • POSITIVE CASH FLOW UP TO \$244 PER WEEK • PRICED FROM \$115,000

How to manage your cash flow on multiple investment properties



**PLUS**

## SMART FINANCE GUIDE

- Managing cash flow on multiple properties
- Using low-deposit loans to invest
- Choosing between fixed vs variable loans
- Financing regional properties

## REVEALED!

Australia's most trusted experts  
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## TAX

What to do when you get audited by the ATO  
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## REAL LIFE

How Chris Shine built his \$2.4m portfolio after a marriage breakdown  
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# Australia's most in-demand and undersupplied areas



High demand and low supply is the Holy Grail for investors as it means big fat profit at the end. So if you're wondering where to look, read on as Your Investment Property presents this exclusive report compiled by DSRScore.com.au featuring the most sought-after areas in Australia

State	Postcode	Locality	Dwelling type	Typical value	Days on market	Discount	Auction clearance rate	Renters	Vacancy	Yield	Stock on market as % of all props	Internet search
NSW	2747	WERRINGTON DOWNS	H	\$436,500	13	2.50%	100.00%	13.90%	0.00%	5.30%	0.08%	77
NSW	2170	CHIPPING NORTON	U	\$402,000	15	4.40%	100.00%	16.90%	0.00%	5.72%	0.26%	60
NSW	2560	LEUMEAH	U	\$301,125	41	3.90%	100.00%	33.80%	0.85%	6.33%	0.23%	86
NSW	2774	MOUNT RIVERVIEW	H	\$515,250	32	3.20%	80.60%	9.90%	0.00%	5.21%	0.69%	67
NSW	2096	CURL CURL	U	\$702,500	25	3.70%	62.50%	26.50%	0.00%	6.89%	0.32%	80
NSW	2770	DHARRUK	H	\$361,250	25	4.10%	100.00%	27.20%	0.84%	5.28%	0.21%	57
NSW	2753	HOBARTVILLE	H	\$446,250	28	4.80%	75.00%	26.80%	0.00%	5.04%	0.09%	92
NSW	2228	MIRANDA	U	\$515,250	26	3.20%	81.30%	34%	0.78%	4.84%	0.20%	52
NSW	2518	TOWRADGI	H	\$567,500	22	4.90%	60.00%	30.10%	0.82%	6.66%	0.44%	83
NSW	2250	WEST GOSFORD	U	\$273,750	18	6.40%	100.00%	51.30%	0.93%	6.42%	0.10%	57
NSW	2766	EASTERN CREEK	H	\$410,000	35	4.00%	100.00%	29.60%	0.93%	5.75%	0.25%	48
NSW	2087	FORESTVILLE	U	\$586,375	34	3.70%	100.00%	20.90%	0.00%	4.51%	0.00%	54
NSW	2745	GLENMORE PARK	U	\$432,125	32	3.30%	41.70%	21.30%	0.00%	5.77%	0.29%	56
NSW	2151	NORTH ROCKS	U	\$616,625	45	4.00%	100.00%	11.60%	0.00%	n/a	0.00%	78
NSW	2224	KANGAROO POINT	U	\$525,000	28	4.50%	75.20%	3.40%	0.00%	4.84%	0.00%	70
NSW	2232	LOFTUS	U	\$627,750	28	4.50%	100.00%	9.20%	0.00%	n/a	0.00%	76
WA	6024	GREENWOOD	U	\$445,000	49	4.60%	100.00%	16.80%	0.00%	n/a	0.00%	78
WA	6025	KALLAROO	U	\$404,500	49	4.60%	100.00%	16.30%	0.00%	n/a	0.26%	84
WA	6025	PADBURY	U	\$430,000	49	4.60%	100.00%	20.10%	0.00%	n/a	0.20%	76
WA	6026	WOODVALE	U	\$375,000	49	4.60%	100.00%	10.40%	0.00%	n/a	0.00%	55
NSW	2210	PEAKHURST HEIGHTS	U	\$545,000	36	3.40%	100.00%	11.20%	0.00%	n/a	0.00%	42
WA	6062	NORANDA	U	\$369,625	41	4.60%	100.00%	16.20%	0.00%	n/a	0.22%	50
NSW	2067	CHATSWOOD WEST	U	\$730,000	50	4.20%	100.00%	18.70%	0.00%	n/a	0.00%	62
NSW	2147	KINGS LANGLEY	U	\$355,000	29	3.30%	65.20%	11.60%	0.00%	n/a	0.00%	48
NSW	2763	ACACIA GARDENS	U	\$355,000	29	3.30%	65.20%	15.20%	0.00%	n/a	0.00%	75
WA	6024	WARWICK	U	\$439,000	49	4.60%	100.00%	17.30%	0.00%	n/a	0.00%	70
NSW	2220	HURSTVILLE GROVE	U	\$570,000	37	4.70%	86.30%	12.20%	0.00%	n/a	0.00%	49
NSW	2173	HOLSWORTHY	H	\$521,500	27	3.20%	100.00%	29%	1.45%	4.75%	0.69%	47
NSW	2232	KIRRAWEE	H	\$782,500	22	2.80%	92.60%	25.30%	0.90%	4.25%	0.32%	66
NSW	2233	ENGADINE	H	\$699,500	19	2.80%	71.30%	13.90%	0.56%	4.49%	0.19%	60
NSW	2567	CURRANS HILL	H	\$437,500	20	3.00%	100.00%	24.30%	1.32%	5.20%	0.37%	74
NSW	2145	PEMULWUY	U	\$397,500	35	3.80%	100.00%	20.20%	1.47%	6.01%	0.41%	64
NSW	2250	LISAROW	H	\$486,250	30	3.60%	100.00%	17.50%	0.97%	4.90%	0.56%	70
NSW	2250	SPRINGFIELD	H	\$432,500	26	4.70%	100.00%	29.80%	0.95%	5.10%	0.60%	78
NSW	2233	ENGADINE	U	\$513,000	16	4.50%	100.00%	13.90%	0.76%	4.07%	0.13%	60
QLD	4227	REEDY CREEK	U	\$297,250	27	4.70%	40.00%	28.90%	0.00%	6.80%	0.67%	51
NSW	2565	INGLEBURN	U	\$345,000	25	4.30%	100.00%	28.90%	0.99%	5.16%	0.32%	73
VIC	3154	THE BASIN	H	\$452,950	37	4.30%	85.70%	11.50%	0.00%	4.28%	0.55%	106
NSW	2097	WHEELER HEIGHTS	H	\$994,250	29	5.30%	100.00%	24.80%	0.00%	4.62%	0.21%	88
NSW	2233	HEATHCOTE	H	\$700,000	18	5.30%	90.50%	11%	0.76%	4.25%	0.30%	58

Source: DSRScore.com.au