

ABOUT DEAL FINDER



WHAT IS DEAL FINDER? Deal Finder is a property investor's tool which presents properties on a daily basis that add solid foundations to an investor's portfolio. Properties sourced are those which fit stringent guidelines, however, the guidelines can vary, as our research team holds a track record as eccentric investors. Generally properties are in the lower market, ranging from \$50 000 - \$300 000, and average yield is 6.5% - 9% to help propel your property investing without intruding on your lifestyle choices, because, let's face it, property investing is meant to improve your lifestyle, not impede it. Deal Finder's research team are all active investors,

and have been part of thousands of property acquisitions, meaning we get access to properties generally even before they hit the market, as we have developed strong relationships with real estate agents around Australia.

WHY DEAL FINDER? Deal Finder is fantastic tool for investors to build their dream portfolio to get them to their investing goals, whatever they may be. It selects properties and aids in the difficult searching process, which can be stressful and nervous, to prevent investors from buying the wrong properties. Deal Finder has networks with agents to get the hot properties early, and sometimes even before they get placed on the market for sale. Save tens, or hundreds of thousands of dollars from making costly mistakes. We are not a buyer's agency; buyer's agents generally charge between \$8 – 15 000 per purchase, and an upfront retainer of \$500 - \$1000, where we are just a simple monthly subscription fee. We give you more value than a buyer's agent would, except for the negotiation, at only .05% per month of their charges. We do offer negotiation services via professionally trained sales negotiators, if needed to help coach you through the process.

HOW DOES DEAL FINDER OPERATE? Deal Finder is a monthly subscription service for investors. Please refer to pricing guide for package options. Each property presented comes with RpData reports to show comparable sales history for the area, along with cashflow statement for a loose look at the budgeting aspect, and what benefit the property will bring to the table for you. We will also give our own personal feedback where possible, as to pros and cons of the properties presented.

WHAT PROPERTIES DO I GET OFFERED? You will be presented with all properties our team believes are good value, and you will be sent these on a daily basis, so you have the properties fine-picked down to the nitty gritty, so you can then make an educated decision. Properties are residential in 98% of the cases, bread-and-butter properties where the real money is to be made (not off-the-plan or new stocks, which are inflated prices, generally), houses / units / villas / townhouses, sometimes renovation stock, sometimes newer developer liquidation stock. Properties are 70% metropolitan, and 30% regional types.

HOW DO I PURCHASE THESE? You are provided with extensive data and reports for the property to make an educated decision on your own, and you deal direct with the agent. We can offer negotiation services via our professionally trained negotiators.

DOES DEAL FINDER EARN A COMMISSION? NO! We work for you and are paid by you, via a monthly





subscription only! We receive no commissions from any real estate agents. B Invested is just the facilitator of the information for you to make an educated decision.

CAN I REQUEST DIFFERENT PROPERTIES AND STYLES? You can make suggestions, however, we never present properties without an instant upside, as we wouldn't buy those properties ourselves.

WILL YOU NEGOTIATE THE PROPERTY? The service is designed around investors' needs, we provide you with all the details required to make an informed and confident decision, with B Educated offers guidance and mentoring to help you through negotiation, and will hold your hand along the way. If you simply want us to look after the transaction, we can look at the full-service negotiation package where we will negotiate the property on your behalf.

IS DEAL FINDER TAX DEDUCTABLE? Depends. You need to check with your accountant. Property investing should be treated like a business, always, and your individual circumstances determine how the service can be claimed. Check with your accountant, as always.

WHAT DO I DO TO SECURE THE PROPERTY ONCE I RECEIVE A PROPERTY I WANT TO PURCHASE? Each property will come with its instructions to secure. However, in most cases, you contact the agent, carry out due diligence, negotiate and secure. Mentoring clients can bounce questions off their own coach, other investors, and industry professionals within the community, in order to have your hand held along the process.

WILL DEAL FINDER PROVIDE SUPPORT THROUGHOUT MY PURCHASE? Yes. We will not go and paint the property, or put in a new kitchen. However, we will give you all data required, and guidance where possible. B Educated investors have access to our wealth of knowledge, 24/7 via the mentoring services.

CAN DEAL FINDER RECOMMEND FINANCE? We can point you in the right direction, to investment professional finance providers which have been tried and tested by ourselves.

HOW DO I KNOW THE PROPERTIES PRESENTED ARE OF GOOD VALUE? – You will be provided with reports and supplementary commentary for each property, providing you confidence on making a decision.

HOW MANY PROPERTIES WILL I BE OFFERED PER MONTH? Depends on market conditions at the time, however, you will get anywhere from 30 – 300 properties per month.

WHO SHOULD JOIN DEAL FINDER? Any investor!

How to apply for Deal Finder? – Either by visiting www.binvested.com.au or emailing nathan@binvested.com.au

We look forward to being a part of your success team.