



FAITH

PROPERTY INVESTMENT

10 Wealth Building *Tips for* Property Investors

1

Positive Cash Flow from Day One

Surplus cash flow investments generate rental income that exceeds expenses immediately, providing monthly income that helps pay down debts or fund other investments. In some instances we have been able to generate up to \$150,000 per year from one single property.

2

Accelerated Debt Reduction

The surplus cash can be directly applied to paying off your mortgage or other loans faster, saving you thousands in interest payments. With the surplus income, it will allow you to clear your debts a lot faster.

3

Higher ROI Over Time

While conventional properties provide modest annual yields, surplus cash flow investments produce immediate income and offer compounded benefits, increasing your total return. Generally speaking, based on the average capital, equity that is used to acquire these assets, the ROI is somewhere around 30%.



Wealth Building *Tips*

For Property Investors

4 Mitigates Financial Stress

Consistent cash flow reduces reliance on your salary or other income sources, giving you financial security and peace of mind during uncertain times.

5 Increased Borrowing Capacity

Lenders Favor properties that deliver surplus cash flow, as they improve your income-to-debt ratio, allowing you to leverage further investments.

6 Reinvestment Opportunities

The additional cash flow can be reinvested into other income-producing assets, creating a compounding wealth-building effect over time.

7 Inflation Hedge

Rental income typically increases with inflation, which means your surplus cash flow can grow over time, unlike stagnant 4.5% annual returns.

8 Freedom to Diversify

Surplus cash flow gives you the flexibility to diversify into other investments, reducing risk and maximizing long-term growth.

9 Improved Lifestyle Options

Surplus income can fund lifestyle expenses, travel, education, or early retirement without compromising your financial stability.

10 Financial Resilience During Market Downturns

If property values drop, positive cash flow ensures you still have an income stream, unlike conventional strategies where negative gearing can hurt your finances.

This is not financial advice but the writer opinion of possible property investment options and before buying any property, professional advice is always best to out in place.

