



# 10 Properties in 10 years

Authentic Property Mentoring



Spot the  
Difference



Costs you \$300 per month

Cashflow of \$3,700+ per month

## Learn how to purchase positively geared property in Perth

**SPOT THE DIFFERENCE:** One COSTS \$3,600 a year and the other PROVIDES a passive income cash flow of \$72,500 a year. Both properties are in the same estate in Perth. One costs the average investor \$300 per month and the other GIVES the average investor more than \$3,700 a month (all before taxes of course). We are talking high positive cashflow here, before we even factor in capital growth. Here's the question...

### How hard have you worked to create a passive income?

Most people spend literally their whole lives trying to save up enough for the bank to return them that kind of money. Imagine for a moment if that could be done for you in 1 year! Imagine that if on top of that you could take part in the gains that typical land owners have been getting in Perth.

### What's the difference?

The difference is something the team have been working on furiously over the last few months.

“We want to change the lives of how a some disadvantaged people are housed and have become the leaders in this industry. As part of it, we have very few spots left in Perth (only 5 left) where we feel that there is enough demand to get a guaranteed rental return of approx. \$44,500 a year after management fees AND loans.”



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Turn the page to  
discover more



# Want to know more?

Here is a case study with some sample numbers....

Price of property:	\$600,000
Deposit Required (20%) + modifications + partnership fee	\$160,000
Rental income after management fees:	\$72,500
Rates, insurance, maintenance etc:	\$6,400
Mortgage repayments at 4.50% I/O:	\$21,600

Total ESTIMATED  
net profit before tax

**\$44,500**

(\$72.5K-\$6.4K-\$21.6K)

No this isn't Airbnb or Defence Housing. We have created a unique system for generating this kind of income and are first to market. We don't believe the opportunity will be around that long and its only for our clients who are ready to move forward with the Elevate Property Partnership Program and PROFESSIONAL INVESTORS. This is a 'fund level' product that is usually attracts investment bankers at a return of 22.7% per annum on the dollar after leverage and expenses.

Please note that your specific numbers may be different to the example above as your personal financial circumstances are just as unique as yourself!

## Elevate Property Partnership – what's included?

- Creating a borrowing strategy specialised for your unique situation
- Teaching you our exclusive 'mortgage terminator' strategy
- Customised report for your personal situation (where possible) on how long it will take you to pay off this property / your own home with our 'mortgage terminator' strategy.
- GUARANTEED LEASE AGREEMENT OF 20 YEARS!
- Helping you do the full due diligence on every single property we present to you including a full financial analysis on the outcomes for your personal situation
- Creating a strategy for you that will potentially help you even in the face of a market correction
- Full access to our Advisors, Coaches and Mentors
- Quarterly coaching sessions to keep you on track
- Access to our video coaching course
- Access to developments which are high passive income potential
- Access to the SAME properties our coaches and mentors are purchasing
- Quarterly Sessions with mindset mentors Bill and Goro Gupta
- Invitation to attend Unleash the power within with Tony Robbins in Sydney
- Invitation to our exclusive Bali mastermind
- Specialist Land sourcing services

Honestly, after the above information, if you are a serious property investor and have the borrowing capacity, get in touch with us ASAP. Of course, the above is an example and we are not financial planners. Above is an example of the kinds of properties ONLY our exclusive Elevate Property Partners get access to.



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