

Powerful, easy to use online tools to help you build and manage your property portfolio

REAL ESTATE
INVESTAR



Introducing Real Estate Investar

Real Estate Investar provides powerful and easy to use online tools that help people build and manage their property portfolios.

We have consistently improved our tools since our creation in 2006, always listening to our valued members' feedback to ensure they provide what's required to succeed in the dynamic Australian property market

They can help you:

- ✓ Increase your chances of property investment success.
- ✓ Reduce the risks associated with property investment.
- ✓ Save hours of research time.
- ✓ Reach your property investment goals faster.

Our dedicated Customer Success team will support you every step of the way to ensure you'll make the very most of our revolutionary technology, with on-demand help and training resources a call or a click away.

Perfect for the property investor who wants everything in one place to simplify property investing and make more rewarding property investment decisions.





Australia's leading provider of online property investing tools

Our all-in-one property investment platform contains intuitive, integrated tools that can revolutionise your property investing.

Here are 7 ways we can help you succeed

Find: Investar Search

Intelligently filter 900,000+ sales listings from 40+ websites across Australia to find investment property that accurately matches your buying criteria.

Find: Development Search

Search thousands of new development project listings, access exclusive members only pre-releases ahead of the market and take advantage of our "lowest listing price" guarantee. Analyse market performance data and invest with confidence.

Value: My Valuer

Generate an automated valuation estimation for any residential property in Australia to help you negotiate more confidently and avoid paying too much.

Research: My Research

Do your due diligence, analyse property and suburb trends and check sales, on-the-market history and comparable sales in seconds.

Analyse: Property Analyser

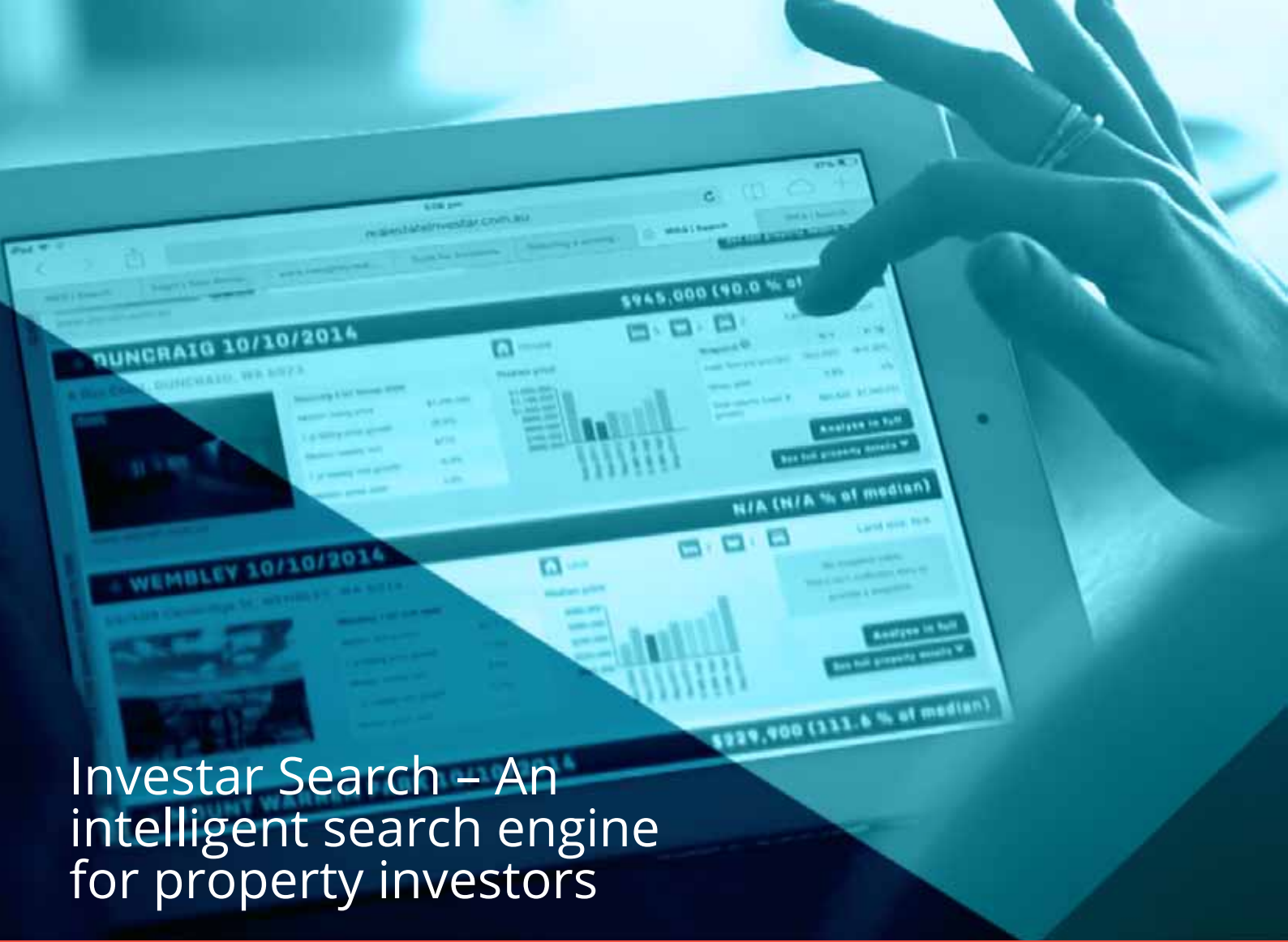
Analyse property investment opportunities and create 10-year cash flow and growth forecasts to accurately plan your future.

Track: Portfolio Tracker

Get real time portfolio tracking and see market values, capital growth, equity, income and expenses to help add thousands to your bottom line.

Account: Xero integration

Integrate your portfolio with Xero's cloud accounting solution and eliminate your year end accounting stress.



Investar Search – An intelligent search engine for property investors

Investar Search is a highly sophisticated yet simple to use search engine that helps you find property investment opportunities that match your investing strategy and buying rules.

How Investar Search will help your property investing

- ✔ Unique investment search engine - Designed for property investors, you can filter, search and analyse the listings from 40+ sites nationally in one place.
- ✔ Powerful suite of search filters - 34 filters that allow you to customise your search.
- ✔ Investar Search & Development Search - Search both existing and brand new property listings - whether searching for new or old, you'll have powerful search and analysis tools at your fingertips.
- ✔ Watchlists and email alerts - Save and analyse your favourites and set up automatic alerts.
- ✔ Save hours of searching each week - No more searching multiple websites or spending hours online day after day.
- ✔ Match search results to your strategy - Find positive cash flow, discounted deals, renovations, subdividable blocks, development sites, option to strata title and vendor-financed properties.
- ✔ Access our unique off-the-plan search engine.
- ✔ Access suburb research - Access Wikipedia, council, environmental, infrastructure and planning alerts sites.

My Valuer – Access unlimited property data and valuation estimation reports

Conduct live market analysis and residential property valuation estimates using the latest property data.

Here are the advantages you will have at your fingertips

- ✔ Unlimited market value estimates - Work out the current market value of any residential property 24/7. Use the tools the banks use.
- ✔ Take the guesswork out of buying - Whether buying at auction or by negotiation, you'll avoid paying too much - every time.
- ✔ Use the latest in-depth, accurate property data that supersedes the incomplete and out-of-date standard property reports.
- ✔ Deal confidently with bankers and brokers - When armed with up to date, accurate numbers, obtaining finance becomes so much easier.

PRICE ESTIMATE for 1/28 Darnel St, Stanora 4221

CURRENT MARKET PRICE ESTIMATE
\$336,000
 Probable Value Range: \$332,000 to \$340,000
 Comparison to House Median Price for Stanora: The market price estimate for this property is \$164,000 below (-32%) of \$500,000.
 Comparison to Customer Estimate: The market price estimate for this property is \$7,000 above (2%) of \$329,000.

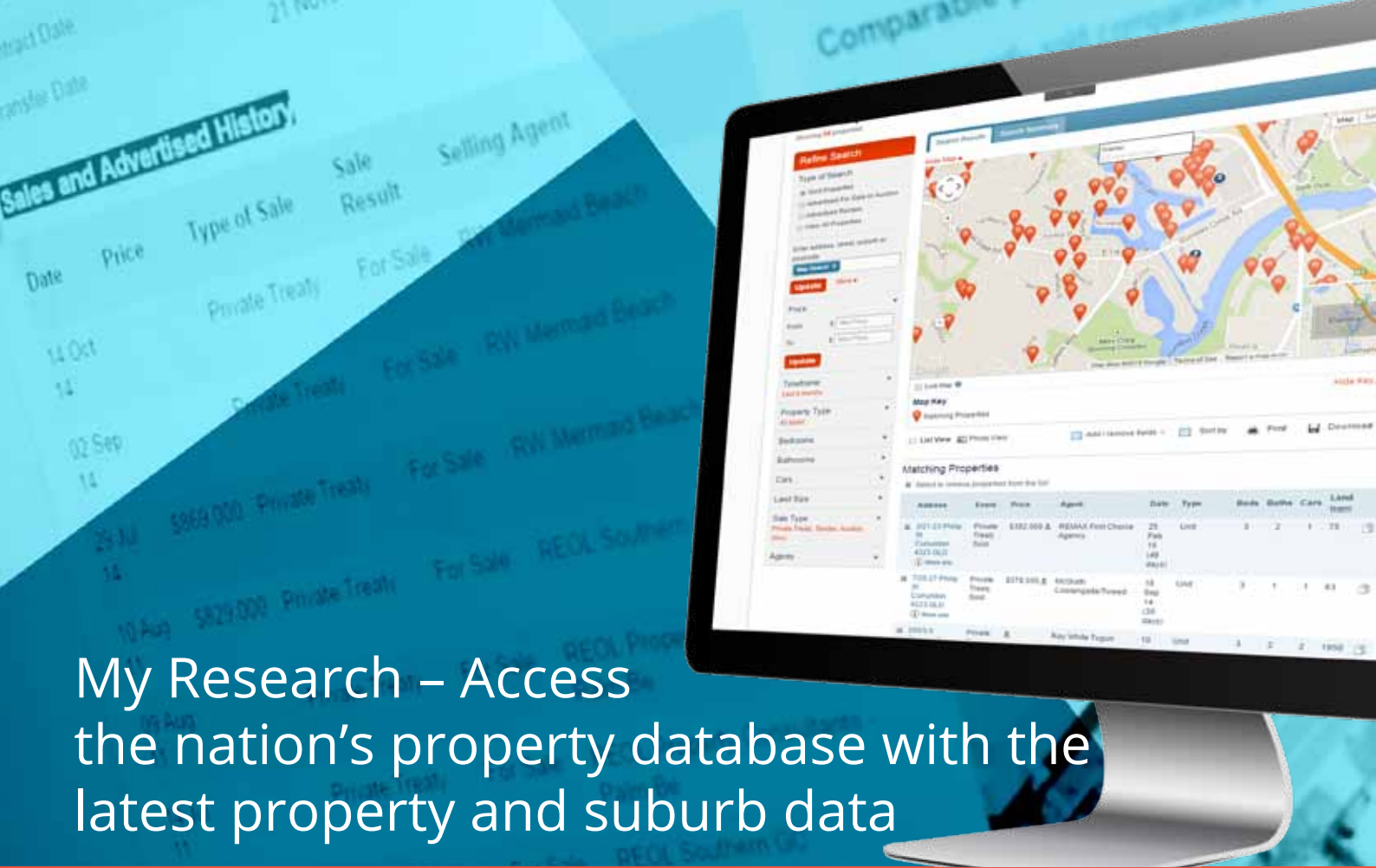
PRICE ESTIMATE CONFIDENCE SCORE
2
 The Confidence Score combines key indicators that determine the stability profile for each Price Estimate. The indicators assess the Accuracy, Risk, Relevance & Evidence supporting the Price Estimate.
 The Confidence Score is ranked from 1 (Best to 5 (Worst) and associated with a Traffic Light indicator displayed as:
 Green: 1, 2, 3, 4

PROPERTY SUMMARY for 1/28 Darnel St, Stanora 4221

Date	Price	Price Change
19-Feb-2009	\$305,000	10%
20-Jun-2000	\$115,000	165%
19-Feb-1985	\$52,000	123%

On the Market Price History

Advertised	Asking Price
17-Sep-2014	\$329,000
16-Sep-2014	\$329,000



My Research – Access the nation’s property database with the latest property and suburb data

Get Australia’s property database at your fingertips, with unlimited access to the very latest suburb and property data.

How My Research will give you the edge

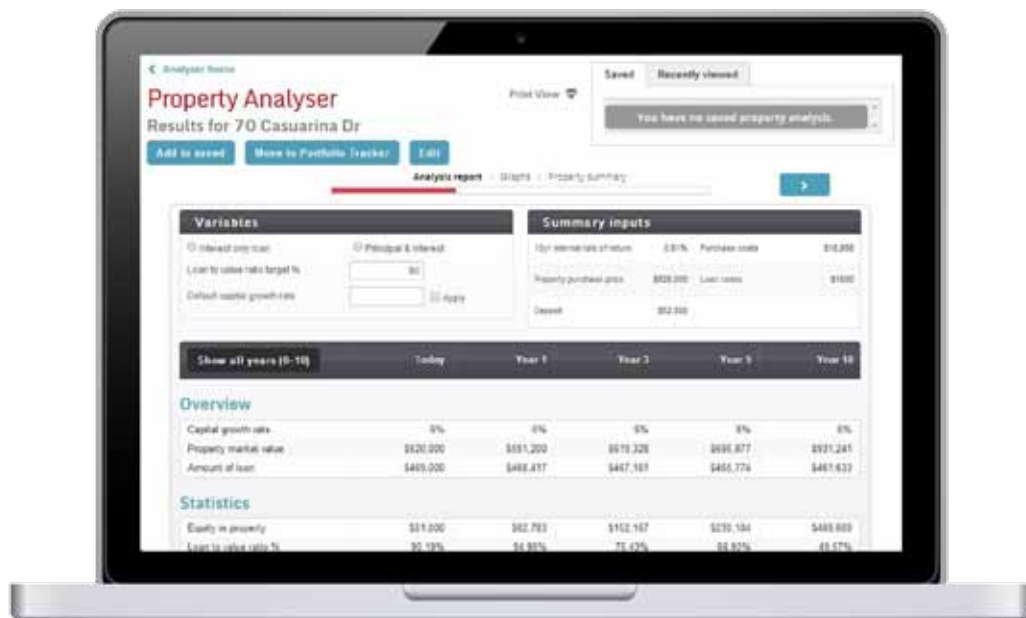
- ✔ Get real estate data on-tap - How long has it been on the market? How much did it sell for? What did they pay for it? Has it been discounted? Zoning, land size, features, demographics, population, average days on market, vacancy rates, rental yields, clearance rates and average discounting data.
- ✔ Real estate photo bank - View interior and exterior photos, floor plans and aerial images.
- ✔ Detailed suburb analysis - Analyse the investment performance trends of every suburb.
- ✔ Map sales and rental results - Radius and street search tools that display results on satellite-integrated Google maps. One click to Google Street view.
- ✔ Minimise your risk - Because you are able to find properties that match your investment strategy, then accurately analyse them with advanced suburb data, you’ll reduce the risks associated with property investing.
- ✔ Latest top suburb performance reports - 33 different top suburb performance reports valued at \$99 each, free to download every month.
- ✔ Find and compare property managers - Access 5,000+ property managers and easily compare all fees and hidden costs and select the best agent for the job whether managing or selling.

Property Analyser – Forecast the financial performance of any property

Determine whether a property will make a sound investment opportunity in a matter of minutes.

How you can accurately forecast a property's financial return

- ✔ Buying on facts not emotion - Fall in love with the numbers, not the property. Eliminate the guesswork and impulse buying some investors fall prey to. Avoid financial disaster and negotiate better.
- ✔ Cash flow and growth forecasted automatically - Income, expenses, pre-tax cash flow and capital growth is estimated for more than 900,000 sales listings automatically. It takes seconds to refine your 10-year forecast.
- ✔ Analyse your property investments - Create 10-year cash flow and capital growth forecasts.
- ✔ Dashboard - Easy to measure portfolio performance at a glance.
- ✔ Analyse short or long term rentals - Whether it's holiday, short stay or long term tenants, you can forecast income and expenses accurately.
- ✔ Know your financial KPI's - Real time analysis of surplus equity, borrowing power, Debt Service Ratio (DSR) and Loan to Value Ratio (LVR). Know when you can afford your next property.
- ✔ 10-year internal rate of return (IRR) - Find out the real cash-on-cash return.



Portfolio Tracker – Manage, track and optimise the ongoing performance of your property portfolio



Manage and grow your portfolio with ease with our ingenious Portfolio Tracker tool. You'll know the right time to reinvest and where your equity lies.

Intuitive features that give you real time insights into your portfolio

- ✔ Real time portfolio tracking - See market values, capital growth, equity, income, expenses and cash flow in real time. It's easy and it's automated.
- ✔ Build a better-quality portfolio faster - With the confidence Real Estate Investar gives you, you'll make better investment decisions.
- ✔ Store files and photos - Attach files, documents and photos for each property.
- ✔ Contacts - Customise your contacts by service provider and property.
- ✔ Track tenants and rent, lease dates, rent reviews and rental payments.
- ✔ Financial forecasting - Track your performance against 10-year forecasts.
- ✔ Improve portfolio performance - Add thousands per year to your bottom line by easily monitoring and optimising the financial performance of each property.
- ✔ Tax and cash flow forecasting - Easily forecast the impact of personal tax benefits and land tax well in advance for every entity and income earner.
- ✔ Financial reporting - Instant, up-to-date reporting with quick links to all the original transactions.
- ✔ Multi-entity - Manage multiple entities with Portfolio Tracker and Xero. Personal ownership, companies, trusts, partnerships and SMSF's are all included.
- ✔ Expenses - Capture and manage personally paid expenses easily.
- ✔ Multi-currency - Look at your results in AU or NZ currency.
- ✔ Tax planning is easy - Forecast depreciation and personal tax accurately. Marginal tax credits calculated for multiple owners/properties.
- ✔ Individual property reporting - Track growth and cash flow by property.
- ✔ Minimise tax - When you capture all of your expenses accurately, you'll maximise your deductions and tax benefits.
- ✔ Goal setting - Set portfolio goals and track your results.

Portfolio Accounting – Powered by Xero



Automate your property portfolio accounting, get real time cash flow analysis and ensure you are always market ready for your next property purchase.

Intuitive benefits you are going to love

- ✓ No more year-end accounting stress - Reconcile it daily, weekly or monthly, it's up to you. Make it simple and reduce accounting fees.
- ✓ Eliminate paper and data entry - Digitise documents and receipts and make it simple for your accountant.
- ✓ Bank reconciliation - Automatically import and code your portfolio bank transactions with Xero and then synch to your Portfolio Tracker.
- ✓ Share with your advisors - Invite your financial adviser, bookkeeper or accountant to login from anywhere to update and advise you.
- ✓ Xero add-ons - Pick from a wide range of powerful Xero add-ons to customise your accounting experience.
- ✓ Real Estate Investar membership includes Xero's non-GST accounting cashbook - Easily upgrade and add GST, invoicing, payroll and additional accounting entities of any type.





Real Estate Investar Membership

We know that to help all types of property investors, we need flexible options that are as unique as your property investing journey.

That's why we have two distinct membership options for you to choose from to help you reach your property investing goals faster and achieve amazing results.

You can try either option free for 21 days with our no risk membership trial.

Option 1. Portfolio Manager

Real Estate Investar's powerful and easy to use tools will help you manage, track and optimise your existing property portfolio.

Receive access to **Property Analyser, Portfolio Tracker and Xero.**

Option 2. Portfolio Builder

Start or build your portfolio, then manage, track and optimise its performance.

Receive access to **Investar Search, Development Search, My Valuer, My Research, Property Analyser, Portfolio Tracker and Xero.**

Join an exclusive group of Real Estate Investar members

Whichever membership option is right for you, you'll be joining an exclusive group of Real Estate Investar members who use our powerful and intuitive tools to make more intelligent property investment decisions.

Help and Training

Our Customer Success Team is on hand to provide you with all the help and support you'll need to succeed.

- ✔ Free online support - Unlimited online and phone support from our Customer Success Team.
- ✔ Live online webinar training to help you master the tools and learn property investing strategies.
- ✔ Access help articles with quick answers to all of your questions in our on-demand Support Centre.
- ✔ Watch detailed video tutorials for an insight into the tools and how they will help you achieve amazing property investing results.
- ✔ Our property investing knowledge base contains 1000+ property investing articles to help boost your knowledge.
- ✔ Attend live workshops with interactive training, market updates and expert speakers.

Membership Comparison

Whether you are building or managing a property portfolio, we have the right option for you.

	Portfolio Manager	Portfolio Builder
Online Tools		
Investar Search		✓
Development Search		✓
My Valuer		✓
My Research		✓
Property Analyser	✓	✓
Portfolio Tracker	✓	✓
Xero non-GST cashbook - 1 entity	✓	✓
Members only iPad app		✓

Support		
Free Xero/Portfolio Tracker set-up	✓	✓
Xero integration	✓	✓
Suburb Performance Reports	✓	✓
On-demand email and phone support	✓	✓
Online support centre	✓	✓
Video tutorials	✓	✓
Live training webinars	✓	✓

Member Recommendations

"It was so worth the membership cost of joining Real Estate Investar. Thank you for helping us to grow a property portfolio that will give us a great lifestyle."

Adrian Melbourne, NSW - May 2013

"I used Real Estate Investar to find property matching my criteria of cash flow and capital growth which saved me hours of time & helped me find deals before the rest of the market."

Cam Cho, Auckland - May 2013

"My renovation has propelled my investing portfolio and provided a \$50,000 equity gain, plus the property is cash flow positive after every expense. I fully endorse Real Estate Investar and can prove the results."

Jeremy Taylor, WA - May 2013



Start your 21-day free trial at:
www.realestateinvestar.com.au
or call **1300 737 782**

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