



# **COMMERCIAL PROPERTY INVESTING STRATEGIES**

# TYPICAL COMMERCIAL PROPERTY JOURNEY

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# TYPICAL COMMERCIAL PROPERTY JOURNEY

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- Start with a positive cash-flow property- with high yield- typically Warehouses at about 9% - Fairly passive Income
- Next move to a growth/ cash-flow property - such as office or retail shop- lower yield at about 7% - with some room for capital growth
- Next move to a Partial Vacancy - Free Standing property- often mixed tenancy and great for flip deals
- Vacant property - freestanding office or retail shop- Great to use for Equity Growth and high returns
- Last type is Development or Syndication, where you buy a parcel of commercial land and A) You get a DA for development approval and sell to a developer OR B) You put some smaller warehouses on it and tenant and hold the property.

# TYPICAL COMMERCIAL PROPERTY JOURNEY & STRATEGIES

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Cash-Flow  
Highest Yields  
9%

Warehouse

Residential

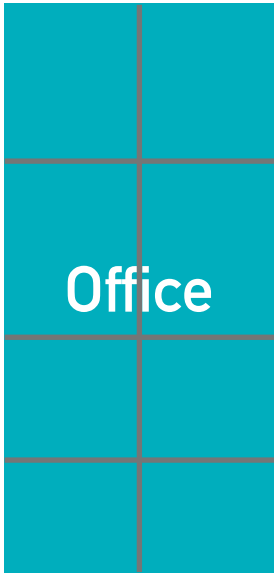


# TYPICAL COMMERCIAL PROPERTY JOURNEY & STRATEGIES

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Cash-Flow  
Highest Yields  
9%

Growth  
Locations Metro -  
Suburbs  
Lower Yield 7%



Residential

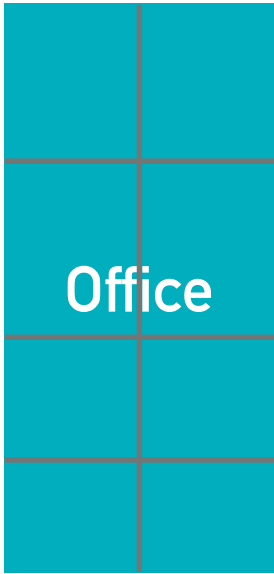


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Residential



Cash Flow Strategy And Properties

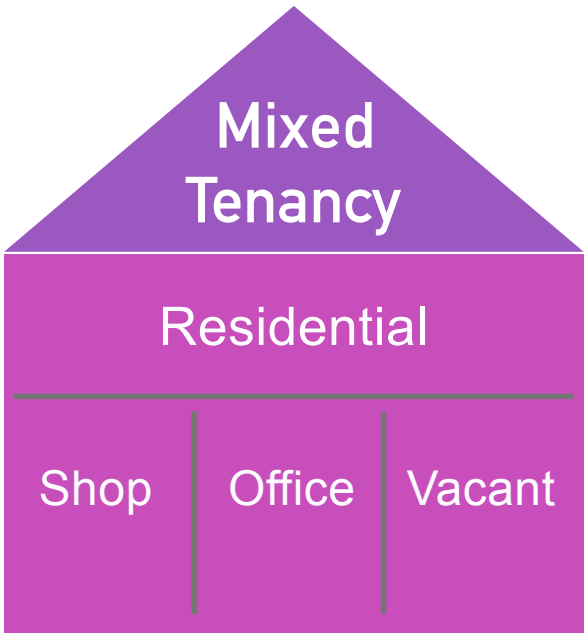
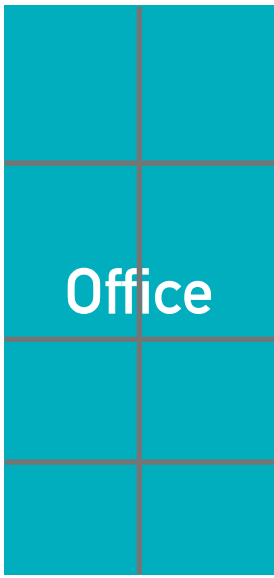
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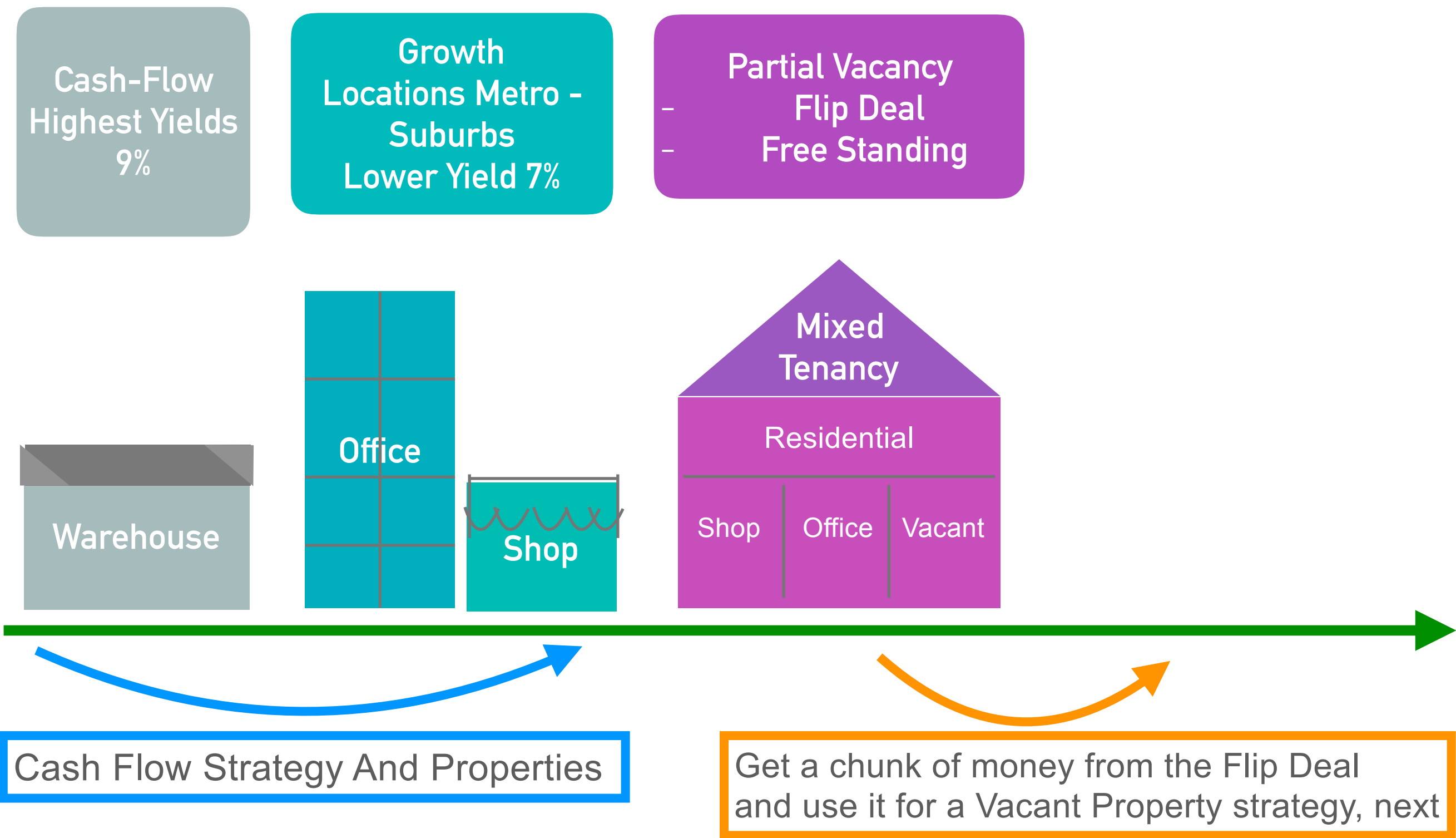
Growth  
Locations Metro -  
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Partial Vacancy  
Flip Deal  
Free Standing



Cash Flow Strategy And Properties

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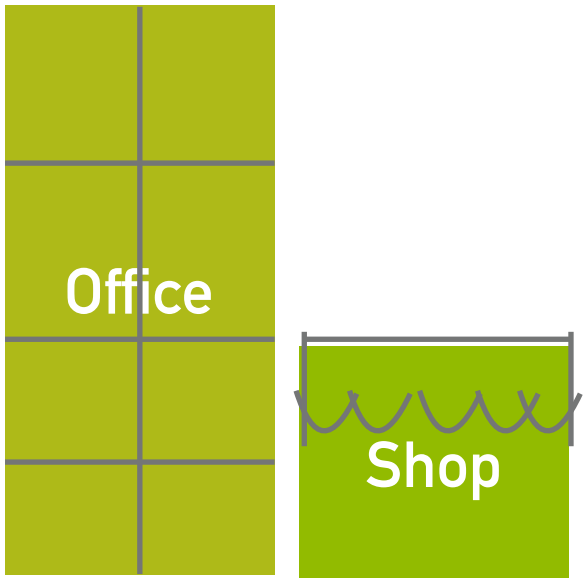
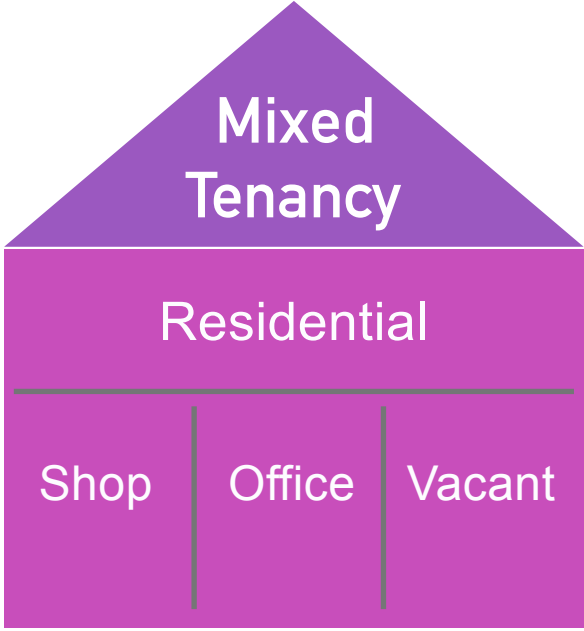
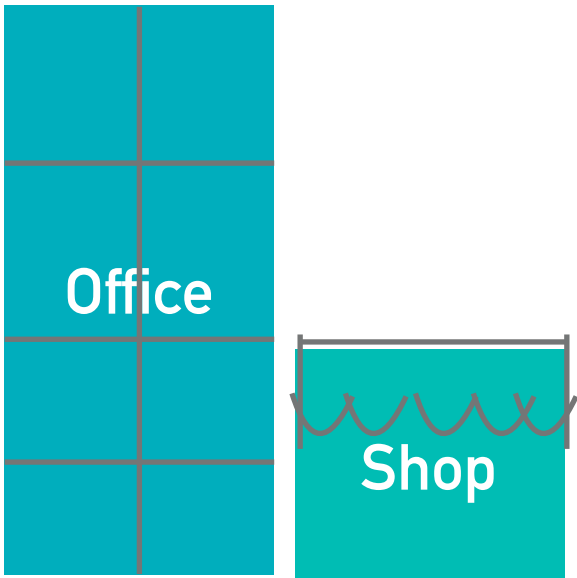
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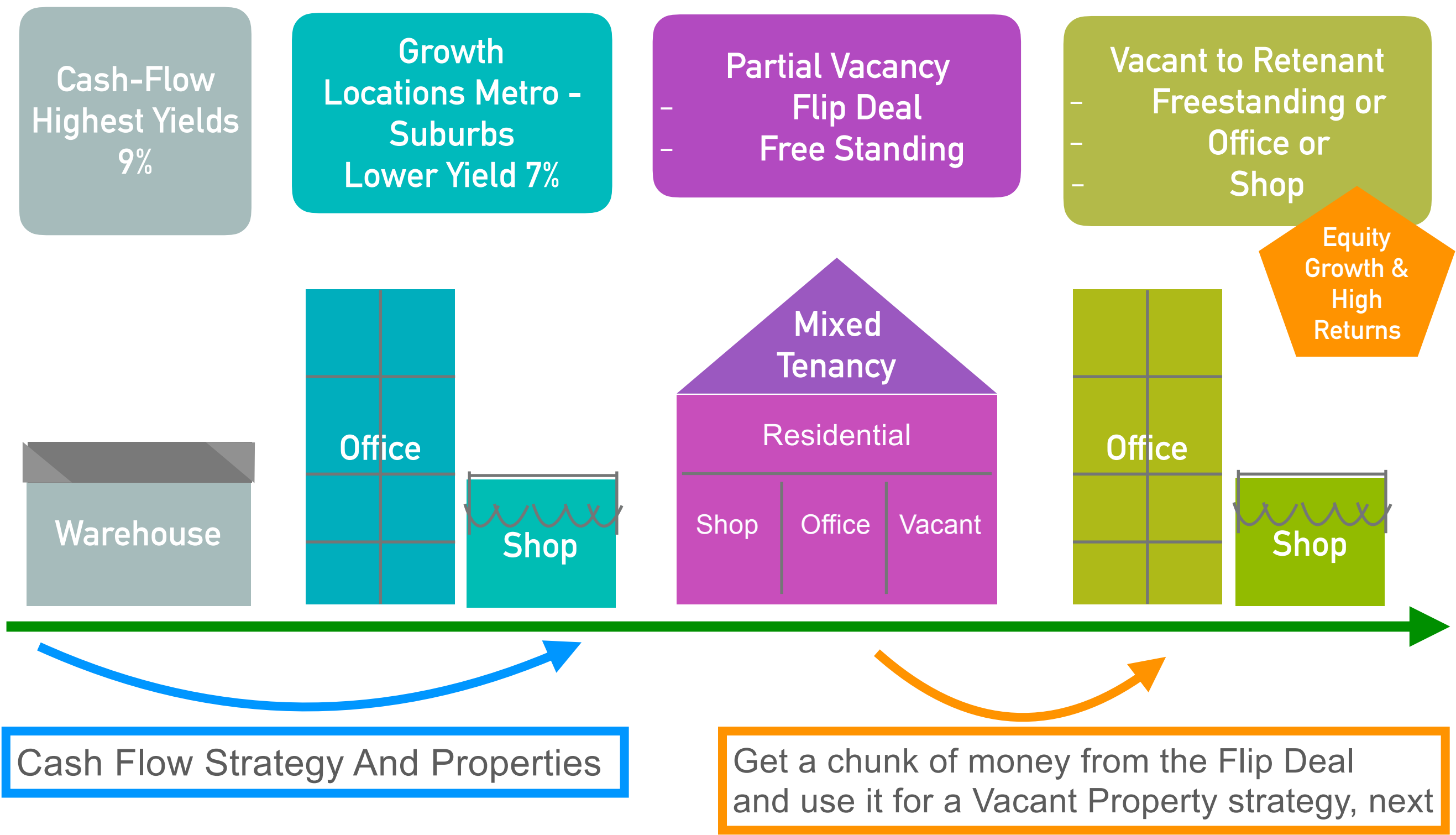
Vacant to Retenant  
Freestanding or  
Office or  
Shop



Cash Flow Strategy And Properties

Get a chunk of money from the Flip Deal  
and use it for a Vacant Property strategy, next

# TYPICAL COMMERCIAL PROPERTY JOURNEY & STRATEGIES



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Development or Syndication  
Buy Commercial Land

Residential

Land



# TYPICAL COMMERCIAL PROPERTY JOURNEY & STRATEGIES

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Development or Syndication  
Buy Commercial Land

Smaller Warehouses  
are a great place to  
start

Land

Warehouse

Warehouse

Warehouse

1. Get a DA for this land and then sell to a developer or..
2. Add your own warehouses - Tenant and Hold the property

# STRATEGIES TO MODEL



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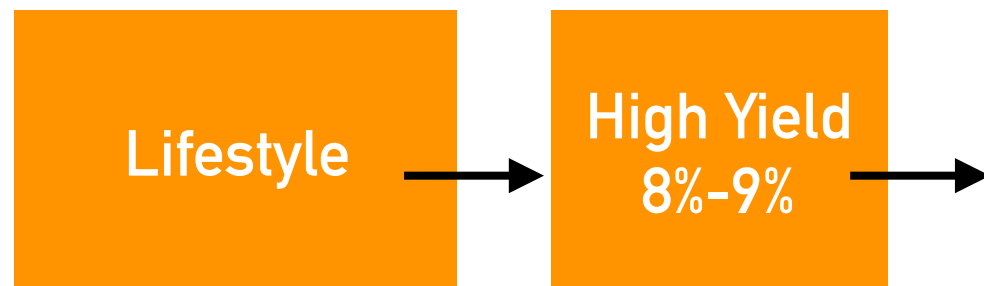
Here are 4 Strategies you can use to Model your own from.

The one you use, will be determined by whether it's your first property, your next, or your resources and risk comfort.

1. Lifestyle
2. Pay Off Debt
3. Chunk of \$\$ Cash
4. Self Managed Super Fund- SMSF

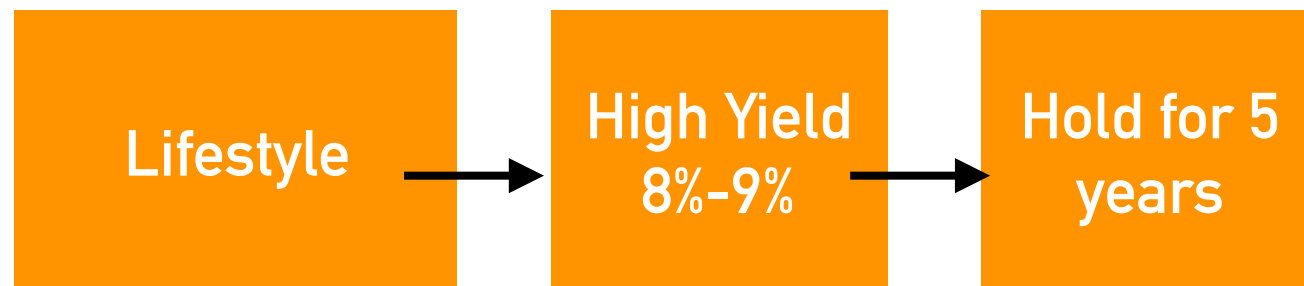
# PROPERTY STRATEGY 1- LIFESTYLE

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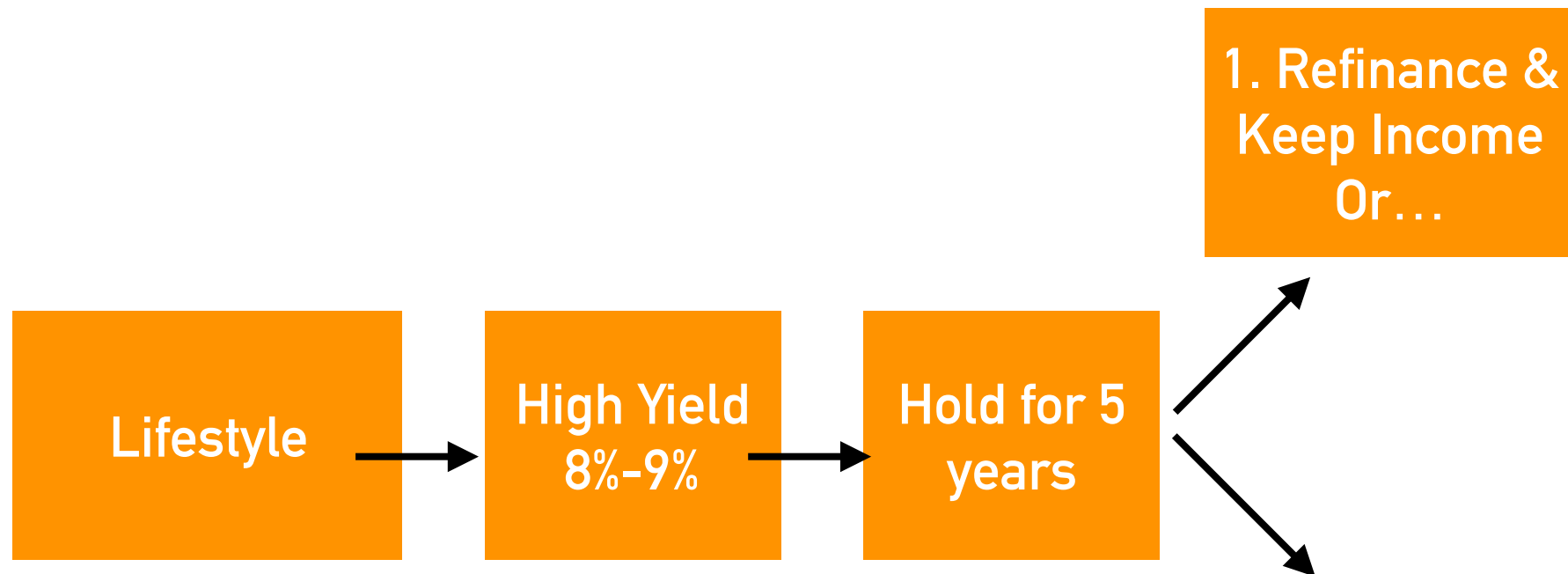
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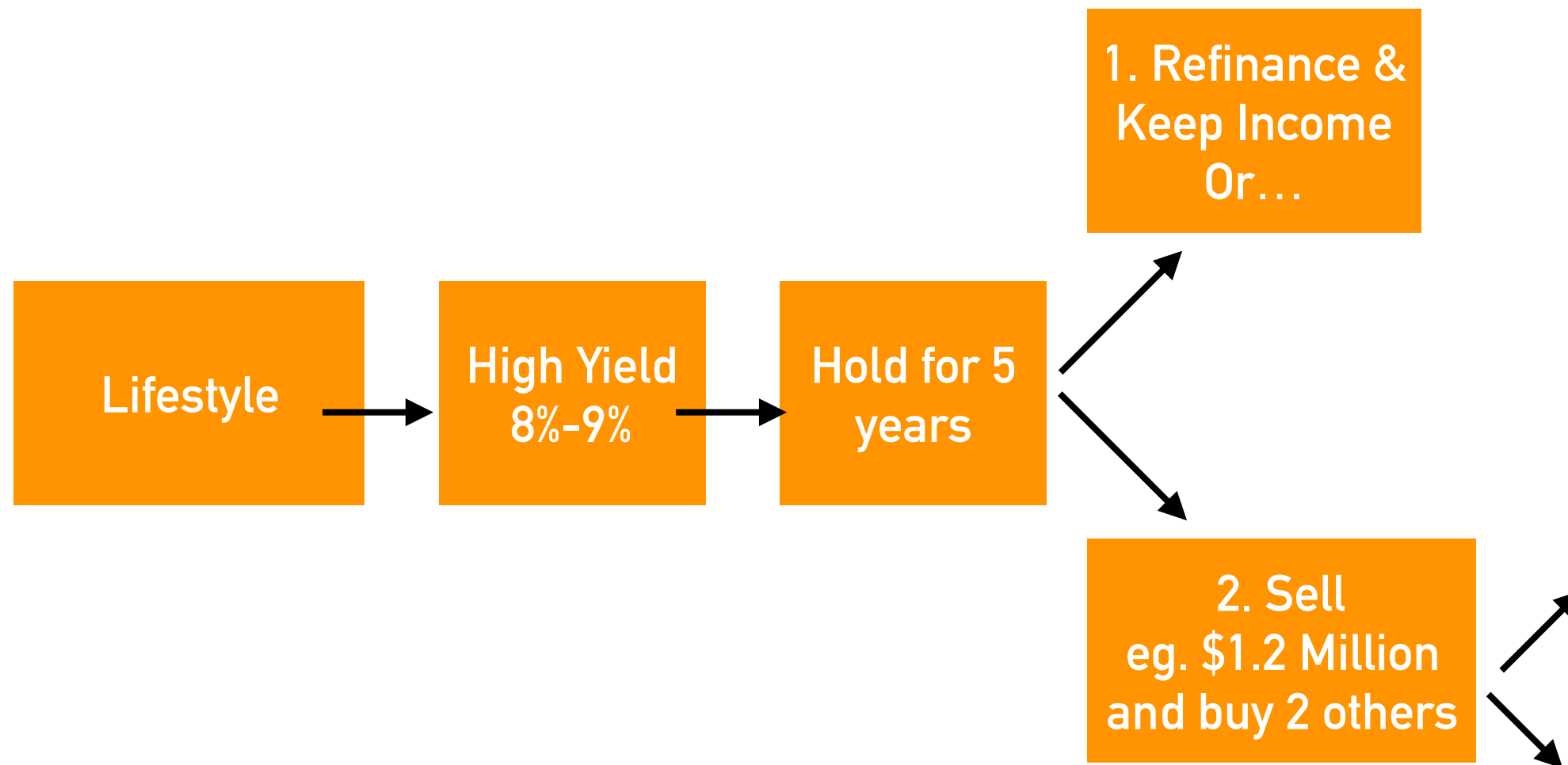
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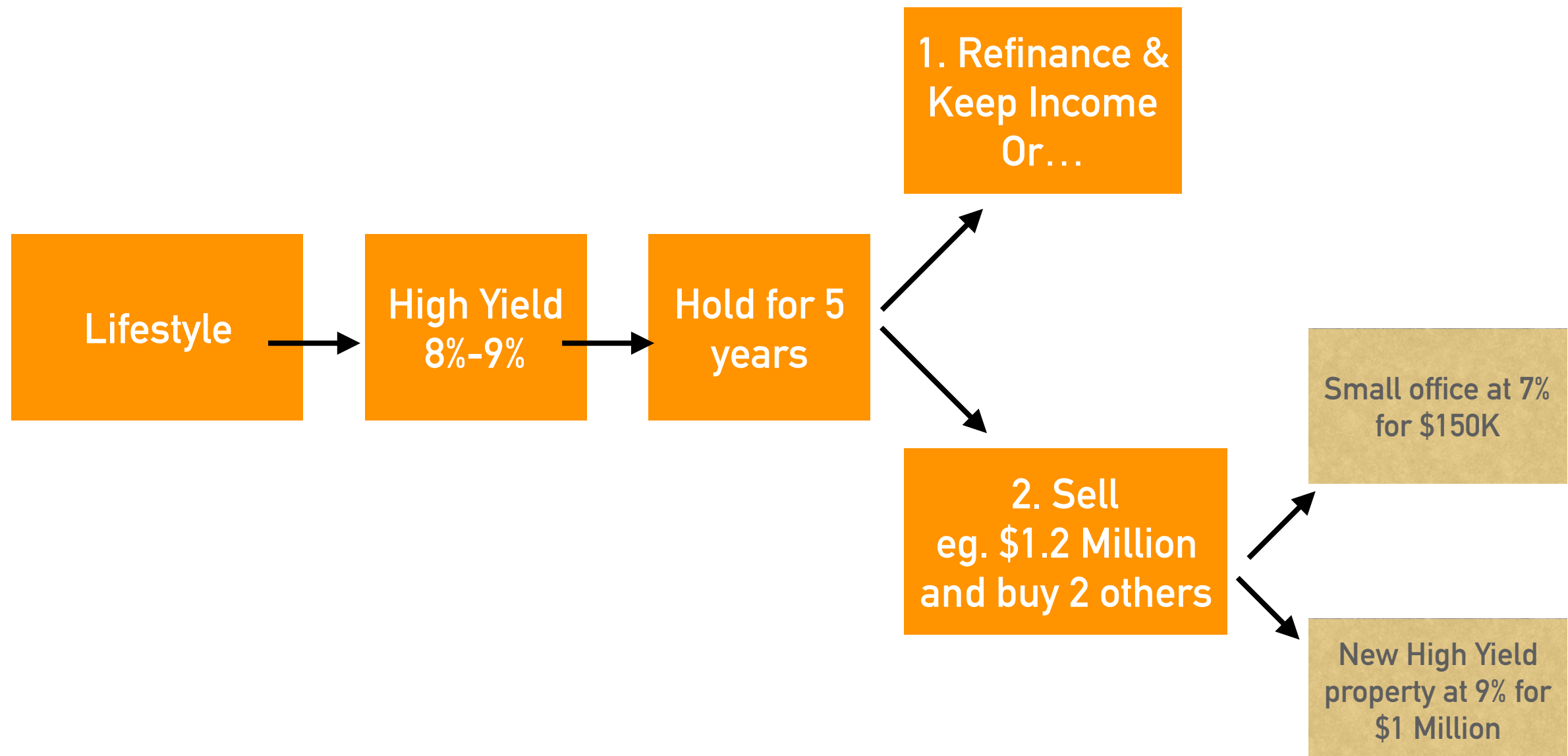
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# PROPERTY STRATEGY 2 – PAY OFF DEBT

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Pay Off Debt



Buy & Hold  
Pay off in time  
Increase in Yield over  
time  
Interest only loan

# PROPERTY STRATEGY 2 – PAY OFF DEBT

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Can use Blue Chip  
Properties for this  
strategy

Pay Off Debt



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Interest only loan

Use the cash flow for  
next 3 to 5 years  
Pay off other debt-  
lifestyle use- pay off this  
property

# PROPERTY STRATEGY 2 – PAY OFF DEBT

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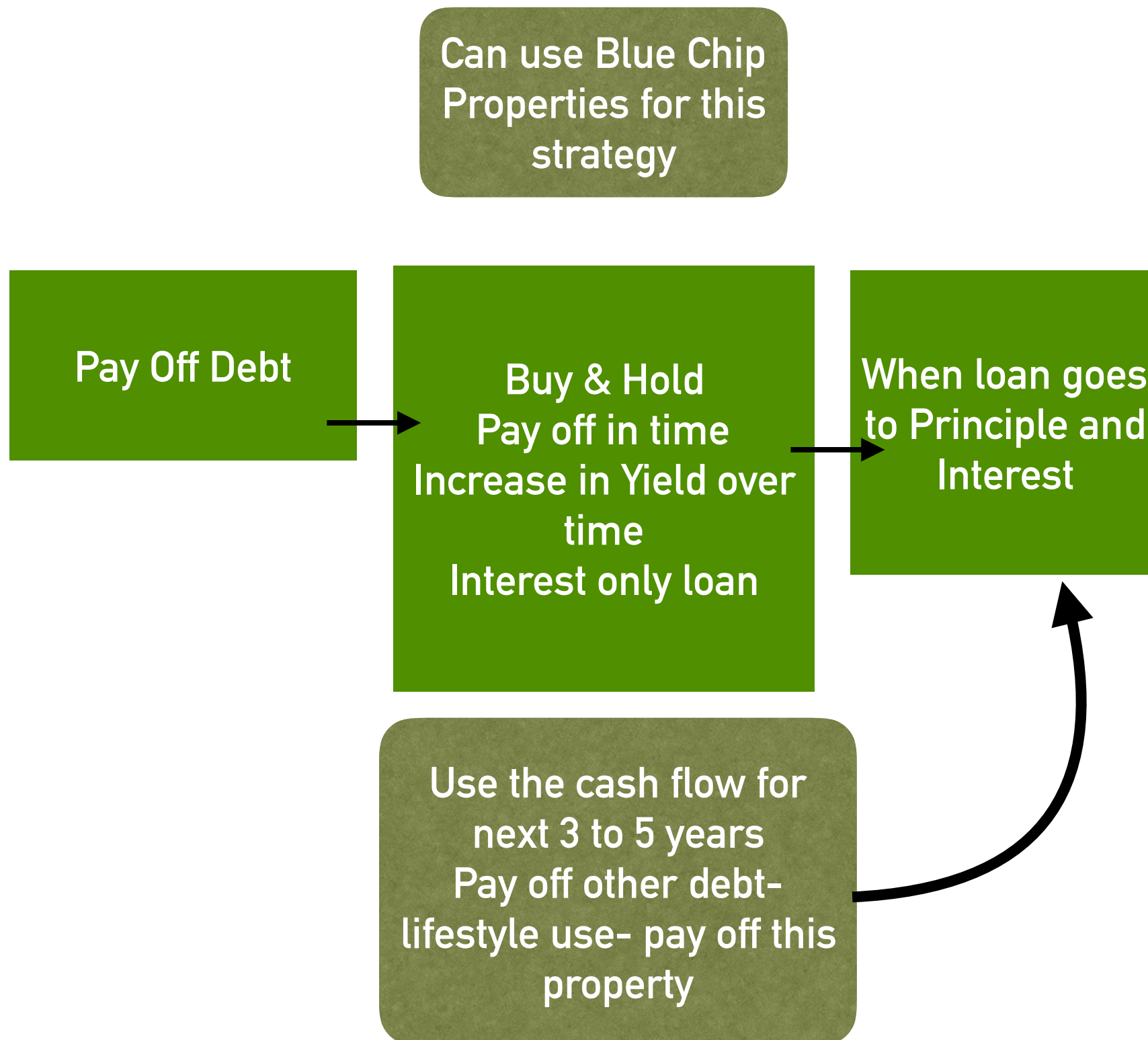
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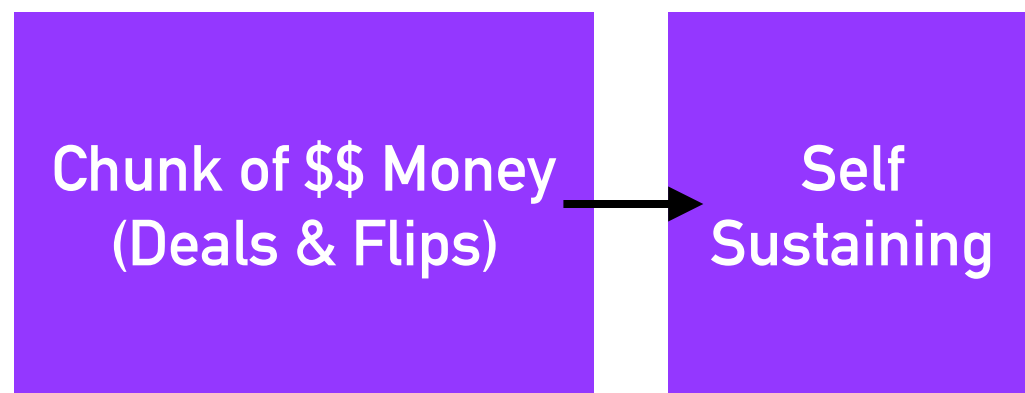
When loan goes  
to Principle and  
Interest

Sell Off  
Or  
Keep to use Cash-flow to  
live off  
Or  
Pay off the property debt  
(Principle & Interest)  
Enjoy any capital Growth

Use the cash flow for  
next 3 to 5 years  
Pay off other debt-  
lifestyle use- pay off this  
property

# PROPERTY STRATEGY 3 – DEALS & FLIPS \$\$

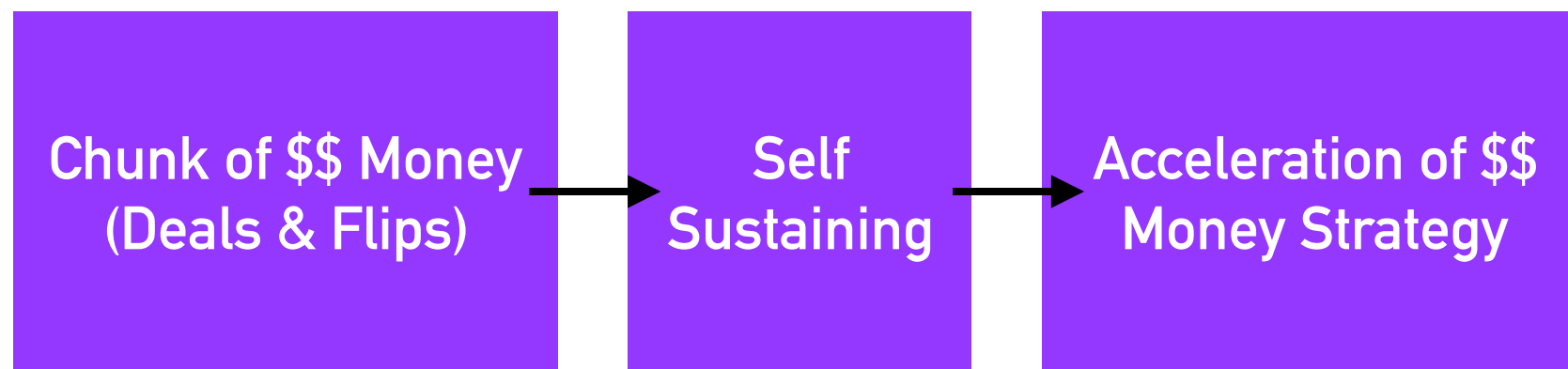
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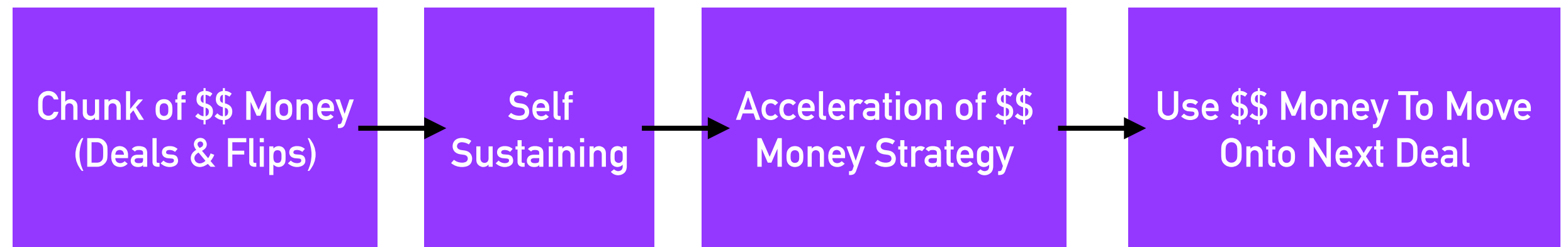
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# PROPERTY STRATEGY 4 – SMSF

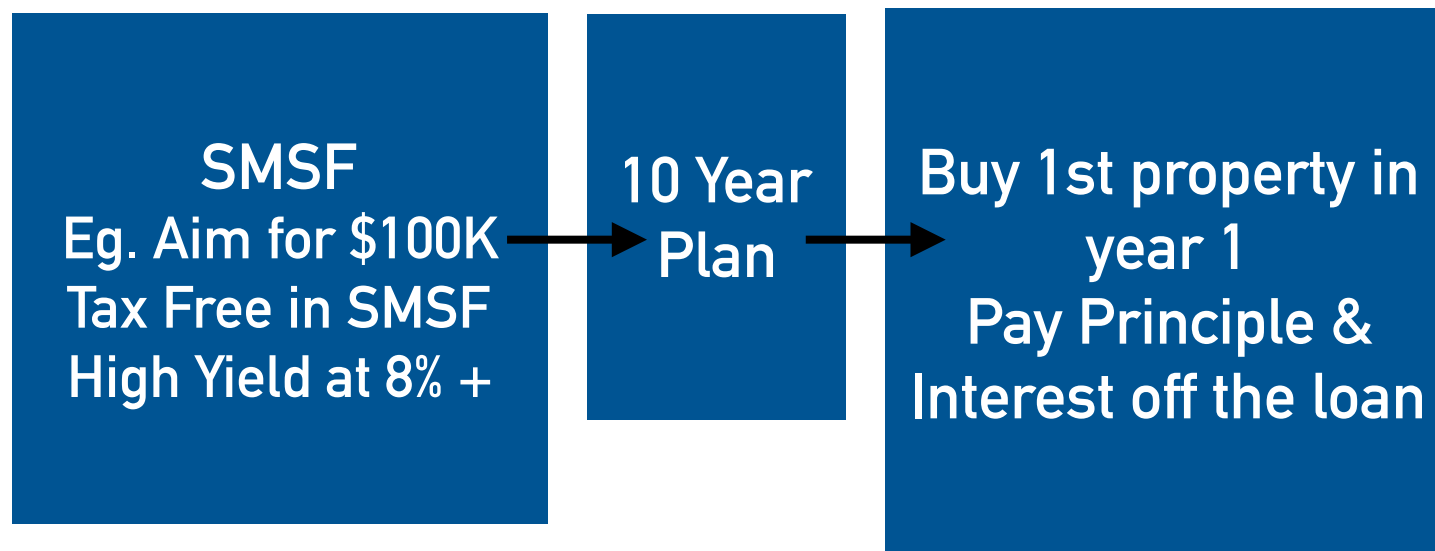
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**SMSF**  
Eg. Aim for \$100K  
Tax Free in SMSF  
High Yield at 8% +

10 Year  
Plan

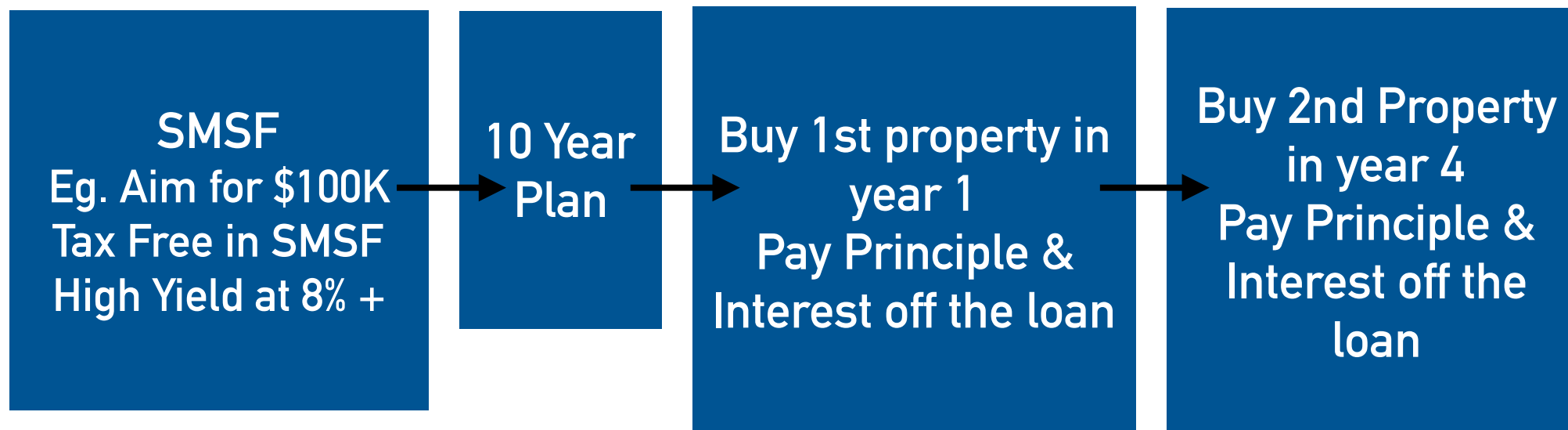
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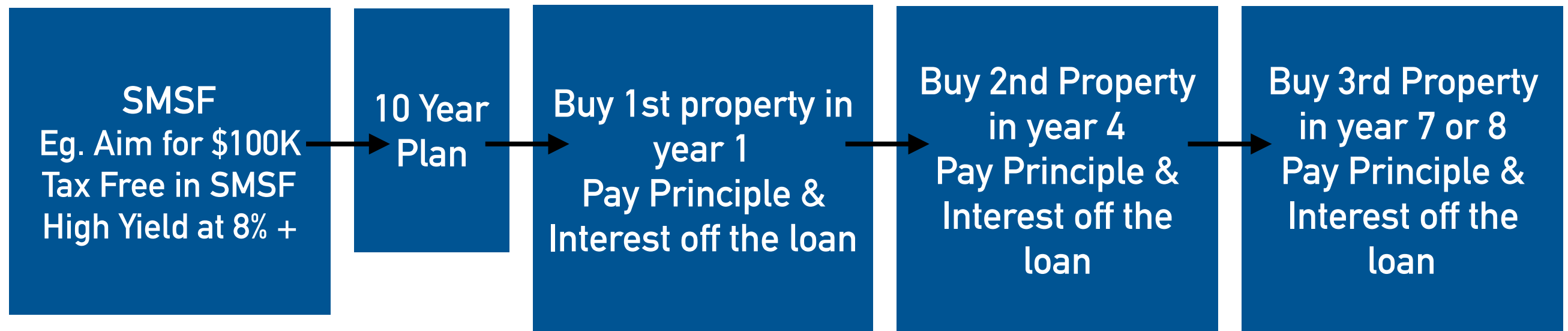
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