

Please take time to check this out!

Thanks for taking time to check this out!

You probably know by now that I have been a serious property investor for the last 7 – 8 years. I have also been a strong advocate of the massive add value strategy of “property development”. As the property investment market has tightened up many of the other investor strategies have become less viable.

With the other investor strategies failing, because of market forces, you can always create your own investment property via Property Development , or by understanding how property development works enable you to still make two profits:

- a) The first profit from developing property yourself, or buying wisely “off the plan”
- b) The second profit from retaining property in good capital growth locations where the value doubles every 10 years or less.

In this newsletter:

1. Find out how I have invested my self and what strategies I have used: [LISTEN TO MY STORY](#) via the links to a [STREAMED VIDEO INTERVIEW](#)
2. Come along to an Introductory [PROPERTY DEVELOPMENT WORKSHOP](#) to learn how to do it yourself.
3. Attend an exciting upcoming event “ [The Masters of Property Investing](#)” (Special TWO FOR THE PRICE OF ONE offer)
4. Just what is going on with the property market, and what of the future...? [Read what the commentators are saying](#) in “Will property be the next to fall- Almost certainly no, not in these suburbs” Article by Melbourne Herald Sun Property Editor Tony Rindfleisch.
5. Check out [INVESTOR OPPORTUNITIES](#) in our current projects.

1. How Did I Invest In Property and How Developing Property Helped Me!

Click to view the interview teaser and sign up for the full interview:

[Peter Comben interviewed by Rowena Speirs](#)

2. Workshops

I will again be conducting some more introductory workshops at which the massive value add strategy of property development involving subdivision that can really create investment property like no other strategy will be explained in enough detail to enable even first timers to get involved. Many past attendees have gone on to have great success.

Here is a testimonial from a recent attendee:

“I attended the Peter Comben’s Smart Property Development course in mid 2007. I initially attended courses on property with too many angles and not enough focus for me on Development, until I attended this course.

Peter runs a really informative, well structured and real time course that allows you to feel confident that property development is not out of your reach. He showed how with focus and commitment we can all do well from development. He directs us how to gain more knowledge and plan projects well. A year later I am now completing my first, with the second development now underway.

Peter gave me sufficient knowledge of the process and confidence allowing me to move more assertively into the Property world...I now await the advanced program please!”

- Michael C (Sydney)

If you receive this newsletter and haven't as yet attended one of our courses check out the dates below, if you have and have had similar help to Michael from Sydney above please encourage a friend to come. If you need to revisit and come again for a refresher you can for a special return rate, call our office to register. The next workshop dates are as follows:

Upcoming workshops:

- [QLD, Brisbane 21st June 2008](http://www.smartpropertydevelopment.com/workshops/book?eventId=17)
www.smartpropertydevelopment.com/workshops/book?eventId=17
- [NSW, Sydney 5th July 2008](http://www.smartpropertydevelopment.com/workshops/book?eventId=16)
www.smartpropertydevelopment.com/workshops/book?eventId=16
- [VIC, Melbourne 26th July 2008](http://www.smartpropertydevelopment.com/workshops/book?eventId=14)
www.smartpropertydevelopment.com/workshops/book?eventId=14

If you have questions about our Workshops please call (03) 9893 4757.

3. The Masters of Property Investing Special Offer

A Special offer for readers of this newsletter from
Wealth Creator: Two for the price of one
“The Masters of Property Investing”

For those of you in **Brisbane**, the first of the Wealth Creator Masters of Property Investing Seminars will be held **this Saturday**. (June 21st) I will be speaking in the afternoon at 4:30pm. Those who have not heard me outline the fundamentals of property development should attend one of the upcoming one day seminars to become better informed.

Of course those who attend will also hear from a number of other property professionals. Download information about the **Brisbane, Sydney and Melbourne Seminars** and find out who the other speakers are by clicking on the link below.

[Download a PDF for more information.](#)

(wealthcreator.com.au/assets/files/WCM_PSadd_A4_new.pdf)

The Masters of Property Investing **8 Experts, 1 Day**

The finance and investing landscape is continually changing. With the US sub-prime disaster, interest rates on the rise, the stock market crashing and global uncertainty, you might be wondering what on earth is going on!!

Well you're not alone. The landscape has changed and last year's rules may not apply this year! The market is turning if it hasn't already turned and now is the time to get on board. Learn from our experts who will guide you through the process of structuring, protecting and growing your wealth.

Don't sit back and watch others around you take advantage of today's market - take action and you won't regret your decision.

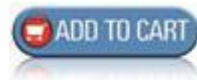
Smart Property Development and Wealth Creator are offering our clients a very special "Half Price" offer that will ensure that this event sells out. To avoid disappointment book early to secure your place.

On the day you will receive a workbook containing all of the presenters' notes, in which you are able to make your own notes. To take advantage of this offer enter the following code in the "Discount" area of the online

booking form: **DC21**



To book your place click on the link below.



www.wealthcreator.com.au/property-seminar.htm

What you will learn on the day:

- From me you will learn How to become a property developer yourself and how you can profit as an investor from having knowledge of how property development works.
- How to set up “No Money Down” finance deals to purchase property;
- The importance of purchasing properties in the right “structure”;
- Protecting your assets from litigation while maximizing your tax advantages;
- Discover the world of Property Options;
- Learn about the upcoming property “Hot Spots” - where to invest in 2008;
- Growing your portfolio in uncertain times AND staying positively geared;
- And much, much more...

Due to huge demand these seminars will sell out. Make sure you don't miss out on this year's event and book early. Enter your discount code **DC21** and you and your guests will go for half price!

To reserve your place [Click Here](http://www.wealthcreator.com.au/property-seminar.htm)
(www.wealthcreator.com.au/property-seminar.htm)

For more of the event details please click the picture below:



www.wealthcreator.com.au/property-seminar.htm

4. What The Commentators Are Saying!

WILL PROPERTY BE NEXT TO FALL?

ALMOST CERTAINLY NO - ESPECIALLY IN THESE SUBURBS

SHOCKWAVES early this year in the share market have investors and home buyers assessing whether property will suffer a similar fate.

As \$100 billion was wiped off the value of Australian shares on one day this week, property owners were casting a critical eye over the security of their real estate investments.

Many were asking: will property be next?

The answer, almost certainly, is no.

Financial analysts say that a downturn in the share market is usually good for property, with some nervous share investors pulling their money out of equities and putting it into bricks and mortar.

That creates greater demand for property, fuelling the market and pushing up prices. That makes it harder to afford a home, especially if you are a young first-home buyer competing against determined investors.

Independent property adviser Monique Wakelin, of Wakelin Property Advisory, said suburbs likely to be hit hardest by the spin-offs from the share market were those with prices lower than \$500,000, because the greatest proportion of investors could afford entry-level properties. Suburbs that have investment potential, such as St Kilda, where apartments are investor targets, and Footscray, where old-style properties are popular, can expect greater than average price growth.

Locations such as Croydon, Frankston and Geelong, where there are good value-for-money homes, have also been highlighted by property experts as places to watch in coming months.

Ms Wakelin said history had shown that periods of unsettlement in the share market led to an increase in the property market.

“Stock market volatility is a catalyst for growth in the property market. It has been for the past 50 years,” she said. “People perceive property as a greater safe haven and they pull part of their funds from the stock market and put it into cash and then move into property.”

Ms Wakelin predicted growth of 5 to 8 per cent in property this year, only partly due to the fallout from the share market.

Unsatisfied demand for property from last year would carry over into this year, she said.

Property analyst Angie Zigomanis, of BIS Shrapnel, said share market woes could dampen confidence in personal investment, especially at the top end of the market, but it was difficult to say by how much.

“People’s perception of wealth depends on the value of their shares, especially if their income is tied to bonuses linked to share market activity,” Mr Zigomanis said.

The fundamental factors affecting the property market had not changed, he said.

Victoria’s population was still growing strongly, not enough new houses were being built, rental demand was high and the robust national economy would continue to support growth in housing prices, Mr Zigomanis said.

Some investors might sit on their hands until the share market unsettlement eased, he said.

Estate agents in Victoria’s most expensive suburbs reported minimal change to sentiment this week. A couple of potential Portsea buyers withdrew their interest and phones quietened for a few hours in some inner-city estate agencies.

One buyer, who had offered \$1.5 million for a property, slashed his offer to \$750,000 in anticipation of a property market meltdown, but in other areas interest remained strong.

Barry Plant Group director Barry Plant said the real estate market was fuelled by confidence and when, it was high, buyers paid more and borrowed more freely.

Some holiday house buyers might review their situation because second homes were a discretionary purchase, but Mr Plant said he expected the factors that powered last year’s property market would thrive for much of this year.

“Last year was our strongest year ever and I think the market will get stronger over the next six months,” he said.

Real Estate Institute of Victoria president Neil Laws said property became more attractive when the share market was unsettled.

Movement of investors out of shares and into property was not good news for home buyers, he said.

Financial adviser Kevin Bailey, of The Money Managers, said devaluation of shares was good for property. “There are no negatives (for property) unless we go into a deep recession and there is no indication of that,” Mr Bailey said.

Tony Rindfleisch Property Editor Sunday Herald Sun Ph 03 9292 1746

5. Investor Opportunities

**Investor Opportunities: Partnering in
one of our Comben Group Projects**



Our Ironbark Ridge Estate Subdivision Project is finally complete, (see above) it is now too late to invest there. If you are interested in partnering with us in our current projects, the time to invest is now before the prices rise.

If you missed previous newsletters where I outlined why and how to invest with us in more detail, the PDF version of that article [can be downloaded here](#).
(www.ironbarkridgeestate.com.au/combenMaximiseInvestment.pdf)

INVEST NOW IN ONE OF OUR CURRENT PROJECTS: BLUESEA or SEABREEZE IN THE FABULOUS WHITSUDAY COASTAL TOWN OF BOWEN

[Download PDF](#)



Please send an email if you are interested purchasing a Bluesea Apartment “off the plan.” Bluesea is an up-market apartment building with prices ranging from \$600K to \$2M +

Our other current project in Bowen in North Queensland is the Seabreeze Estate (a gated community title estate with smaller lots and three bedroom homes) These packages range in price from as low as \$320K .To receive further information send an email requesting it to me: peter@thecombengroup.com.au

As always I have been very busy with our projects I would like to apologize for not communicating more often. I wish you well with your investing and developing endeavours.

— Peter Comben, Property Developer
www.smartpropertydevelopment.com

This entry was posted on Wednesday, May 14th, 2008 at 12:41 pm and is filed under [Uncategorized](#). You can follow any responses to this entry through the [RSS 2.0](#) feed. Responses are currently closed, but you can [trackback](#) from your own site. [Edit this entry](#).

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Comments? Questions? Feel free to email Peter via: peter@smartpropertydevelopment.com

[Smart Property Development](#)

Post: PO Box 686, Brentford Square Vic 3131

Physical Address: 1/8 Terrara Rd, Vermont, 3133

Ph/Fax 03 9893 4757

email: info@smartpropertydevelopment.com

Website by: [Alliance Software](#) - [Website Design Melbourne](#)