

Proposal to Invest in the Australian Real Estate Market



Proposal By:
Ravs Realtors of M & R Group Family Trust
ABN: 34921831262 | ACN: 671351705

Date Prepared: 01/06/2024

Proposal to Invest in the Australian Real Estate Market via Ravs Realtors

1. Introduction to Ravs Realtors

Ravs Realtors stands out for our unwavering integrity, profound expertise, and dedication to providing unparalleled service. We possess the essential knowledge and resources to navigate the intricacies of investing from abroad, ensuring a fulfilling and smooth process for you. Our comprehensive team, including migration lawyers, accountants, property developers, and bankers, is ready to support your investment journey every step of the way.



2. Advantages of Investing in Australian Real Estate

2.1 Stable and Growing Economy

- **Strong Economic Growth:** Australia has enjoyed consistent economic growth over the past 28 years, making it one of the world's most stable economies.
- **High Standard of Living:** Australia ranks high in global quality of life indexes, attracting a steady influx of migrants and international students, boosting the demand for real estate.

2.2 Robust Real Estate Market

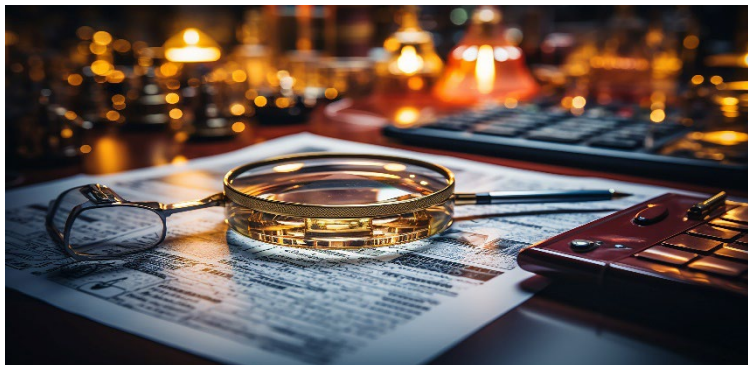
- **Historical Growth:** The Australian real estate market has shown resilient growth over the decades, even during global economic downturns.
- **High Rental Yields:** Cities like Melbourne and Sydney offer attractive rental yields, providing steady income streams for investors.



2.3 Favourable Investment Environment

2.3.1 Foreign Investment Policies

The Australian government has established a welcoming environment for foreign investors, with policies designed to encourage and facilitate international investment. Key aspects include:



- **Streamlined Approval Process:** The Foreign Investment Review Board (FIRB) ensures a quick and transparent approval process for foreign investments in real estate. Most residential property purchases by foreigners are automatically approved if they meet certain criteria, reducing administrative burdens and delays.
- **Tax Benefits:** Foreign investors can benefit from Australia's favourable tax regime. For example, capital gains tax (CGT) concessions are available for investments held for more than 12 months, reducing the effective tax rate on profits.
- **Stable Political Climate:** Australia boasts a stable political environment with a strong legal framework, ensuring that property rights are well-protected and legal processes are transparent and reliable.

3. Historical Data and Market Trends

3.1 Historical Property Value Growth

- **Residential Real Estate:** Over the past 20 years, Melbourne's residential property market has seen an average annual growth rate of 7.5%. In 2023, Melbourne house prices rebounded strongly, with a predicted growth of 2-3% for 2024.
- **Commercial Real Estate:** The commercial property sector has also witnessed substantial growth, with an average annual increase of 5.8% over the last decade.



3.2 Case Studies

Case studies are essential tools that provide real-world examples of how specific investments have performed over time. They illustrate potential outcomes and help investors understand the dynamics of the market, the effectiveness of investment strategies, and the capabilities of Ravs Realtors. Below, we explain each case study in detail.



- **Case Study 1: Residential Property in Melbourne CBD**
 - Purchase Price (2010): AUD 600,000
 - Current Value (2023): AUD 1,200,000
 - Annual Growth Rate: 5.4%
 - Rental Yield: 4.2% per annum
- **Case Study 2: Commercial Property in Southbank, Melbourne**
 - Purchase Price (2012): AUD 1,500,000
 - Current Value (2023): AUD 2,800,000
 - Annual Growth Rate: 6.5%
 - Rental Yield: 5.0% per annum
- **Case Study 3: Residential Property in Clyde North, Melbourne**
 - Purchase Price (2015): AUD 400,000
 - Current Value (2023): AUD 650,000
 - Annual Growth Rate: 5.8%
 - Rental Yield: 4.0% per annum
- **Case Study 4: Residential Property in Truganina, Melbourne**
 - Purchase Price (2016): AUD 450,000
 - Current Value (2023): AUD 700,000
 - Annual Growth Rate: 6.1%
 - Rental Yield: 4.1% per annum

4. Projected Return on Investment

4.1 Residential Investment Scenario

- Investment Amount: AUD 1,000,000
- Projected Annual Growth Rate: 7%
- Projected Value in 10 Years: AUD 1,967,151
- Projected Rental Income: AUD 40,000 per annum.

4.2 Commercial Investment Scenario

- Investment Amount: AUD 2,000,000
- Projected Annual Growth Rate: 6%
- Projected Value in 10 Years: AUD 3,581,695
- Projected Profit: AUD 1,581,695
- Projected Rental Income: AUD 100,000 per annum.

The projected value is calculated using the formula for compound interest:

Years Projected Value=Present Value×(1+Annual Growth Rate)Years

In this case, with an initial investment of AUD 2,000,000 and an annual growth rate of 6%, the projected value in 10 years is approximately AUD 3,581,695, yielding a profit of AUD 1,581,695.

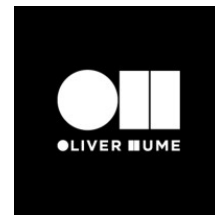
5. Why Partner with Ravs Realtors?

- **Market Expertise:** With decades of experience, we provide insights and opportunities that maximize returns.
- **Comprehensive Services:** From property selection to management and resale, we offer end-to-end investment solutions.
- **Proven Track Record:** Our history of successful transactions and satisfied clients speaks to our reliability and effectiveness.
- **Award-Winning Builder and Developer Partners:**

We, Ravs Realtors, have partnered with award-winning builders and developers to offer exclusive house and land packages for purchase and investment in Australia, even for foreign citizens. Foreign nationals can purchase these packages with approval from the **Foreign Investment Review Board (FIRB)**. Our legal advisors provide expert guidance to secure FIRB approvals, enabling foreign investors to achieve high returns by investing in Australia.

We have partnered with some of the best builders and developers in the country:

- **Metricon South Australia**
- **Shape Homes Victoria**
- **Metricon Queensland**
- **Singh Homes Victoria**
- **Oliver Hume** for lands Australia-wide



- **Accolades and Recognition:**

Rav Sri of Rav's Realtors has received the "*Marketer of the Year*" award in 2022 from REIV (Real Estate Institute of Victoria) and was a Finalist for the "NAFE" (*National Award for Excellence*) from REIA (Real Estate Institute of Australia), showcasing our excellence and leadership in the real estate industry.



6. Conclusion

Investing in the Australian real estate market through Rav's Realtors presents a compelling opportunity for robust returns, stable income, and portfolio diversification. We are excited to partner with you and leverage our expertise to achieve your investment goals.

Contact Information

Please contact:

Rav Sri
Founder / OIEC / Director
Rav's Realtors
+61 428 192 899
rav@ravs.com.au



We look forward to the possibility of a prosperous partnership.