

THE INVESTOR

ISSUE

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WARREN BUFFETT'S TOP 5 INVESTING TIPS

Covid-19 has impacted and changed everyone's lives in so many ways and it is going to take time to recover from such a global epidemic.

With social distancing restrictions starting to ease (in the hope of returning to a new form of normal) we want to take this opportunity to focus on the positive of today, while also being respectful to those who have encountered the adverse effects of COVID-19 hardship.

During tough times... there is always a lesson, which may be to get smarter for the next tough times.

Warren Buffett is one of the most influential investors, business tycoon, and philanthropist in the world with a net worth of US\$88.9 billion as of December 2019, making him the fourth-wealthiest person in the world.

While we cannot all be a Warren Buffett, we can learn in small steps, how to be better investors.

1. Learn and adapt to change and don't get emotional (which is probably the hardest investment challenge)
2. Invest only in things you understand
3. It is much better to buy a wonderful company at a fair price than a fair company at a wonderful price.
4. The price is what you pay, the value is what you get. The secret is to buy quality when the price is
5. Predicting rain doesn't count but building an ark does. We may not know when the change or crash may come, but we can be smart and develop a forward-thinking strategic



THE OTHER SIDE OF COVID-19 PROPERTY PRICE DROPS AND THE BEST TIME TO SELL

Everything came to a halt almost overnight, including the property market.

Property sale listings declined, the share market took a dive and buyers stayed indoors. However, times are once again changing, as our doors are opening back to family and friend gatherings, business activities and schools, as well as 'open house' property inspections getting the green light to go ahead.

With global changes, comes global uncertainty; and if you listen to the media, there are experts, banks and economists, who are predicting ongoing stock market crashes, recessions, depressions and property price declines, as well as those who are saying, that now is the time to prosper, if you have the equity or cashflow.

If you are an investor who has been considering listing a property for sale, now just may be the time to get ahead of the market.

While many may see uncertainly, there are also many who are seeing opportunity.

Yesterday is history... and tomorrow really is a mystery...

Think about the process. Once you decide to list a property for sale, it can take on average 3-4 months to appraise, list, market, advertise, sell and financially settle.

Do you want to be competing with the conservative market... or do you want to be one step ahead?

The buyers are out looking, but is your property there to buy?

Successful property investors take the time to research the market, look at the big picture and can look beyond the influences of the media.

Every investment market has recovered over time and there is always an opportunity to act and prosper at any time.

P.T.O. >

DIVERSIFICATION

SPREADING YOUR INVESTMENTS TO LOWER YOUR RISK
\$1000 INVESTED IN AXS COULD HAVE EQUALLED \$38,000 PROFIT IN LESS THAN 2 MONTHS*

When any change happens, often it can be a sign that we need to change, to keep up with the change... and survive or evolve to a better way of doing things.

Do you know about diversification?

Essentially, it is an investment strategy that lowers your investment portfolio's risk and helps you get more stable returns. You diversify by investing your money across different asset classes, such as shares, property, bonds and private equity. Then you can further diversify across the different options within each asset class. For example, if you buy shares, you can buy across a range of different sectors such as financials, resources, healthcare and energy, or you can diversify in property by investing in different locations and property types. Having a variety of investments with different risks can balance out the overall risk of a portfolio.

With change all around us, now just might be the time to review your investments and look for opportunities to diversify.

How to diversify

Firstly, you need to take the time to review your investments. List all your investments and what they are worth. This could include:

- cash in a savings account
- shares
- managed funds
- an investment property
- your home
- your superannuation

This will then show you, which asset classes you are investing in and where you can diversify.

Have you considered shares?

The Australia Stock Market (ASX) can appear daunting to some, but what if you knew that investing in After Pay* could have returned \$38,000 on \$1000 in less than 2 months.

If you want to learn more about the ASX you can join the next ASX **GAME**. The Game gives you an opportunity to learn about the share market and how it works. You get \$50,000 virtual cash. You can buy and sell shares in 200+ nominated companies listed on ASX using live prices and will be charged brokerage on each trade, simulating real share market conditions.

So, if you are thinking about trading but not quite ready to step in yet, the Share market Game is a great way to test your strategies. Plus, entry is free and there are some great prizes. The next ASX registration opens 16 July for the Game: 6 August - 18 November.

<https://www.asx.com.au/education/sharemarket-game.htm>

Your superannuation funds investment strategies can also be a great reference for a good example of diversification. All you need to do is check your fund's website or annual statement to see how they invest. See super investment options for more information.

* AXS March 23 price 8.9 | May 15 price 41.2 a **32.3 price jump** in less than 2 months

TOP 10 FACTORS THAT CAN DEVALUE A PROPERTY

If you are thinking about selling or renting your property, the following factors can have a real impact on your profits, income and return on investment.

It is important to take the time to ensure that you are not devaluing your property.

1. DIY renovations
2. Illegal home improvements
3. General state of disrepair
4. Bad odours
5. Forgetting to de-personalise
6. Poor presentation
7. Loud colours and quirky decor
8. Outdated kitchens and bathrooms
9. Poor curbside appeal
10. Choosing the wrong agent

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Selling in times of social distancing
is easy at Ristic Real Estate



100% non franchised, Australian owned Family Business



April's Rental Market Update is in!
Presented by Senior Property Manager
Nadine Augello.

Link to view here

<https://risticrealestate.com.au/rental-market-update-april-review-2/?fbclid=IwAR1EN5pL-gaQSNagSSewaYFXIIDUrEeVzIC5uZ-ZKYOWYzhCVFhivWRn4rY>

April Stats

- Vacancy rate 3.96%
- 613 Tenant enquiries
- 55 open homes
- 286 Applications received
- 17 properties listed
- Average days on the market 40.3
- Average rent achieved \$347pw
- Lowest rent \$130pw shared accommodation in Kingsbury
- Highest rent \$440pw 4-bedroom home in South Morang

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9

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Fusun Ristic
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