



Dragan Dimovski
FOUNDER



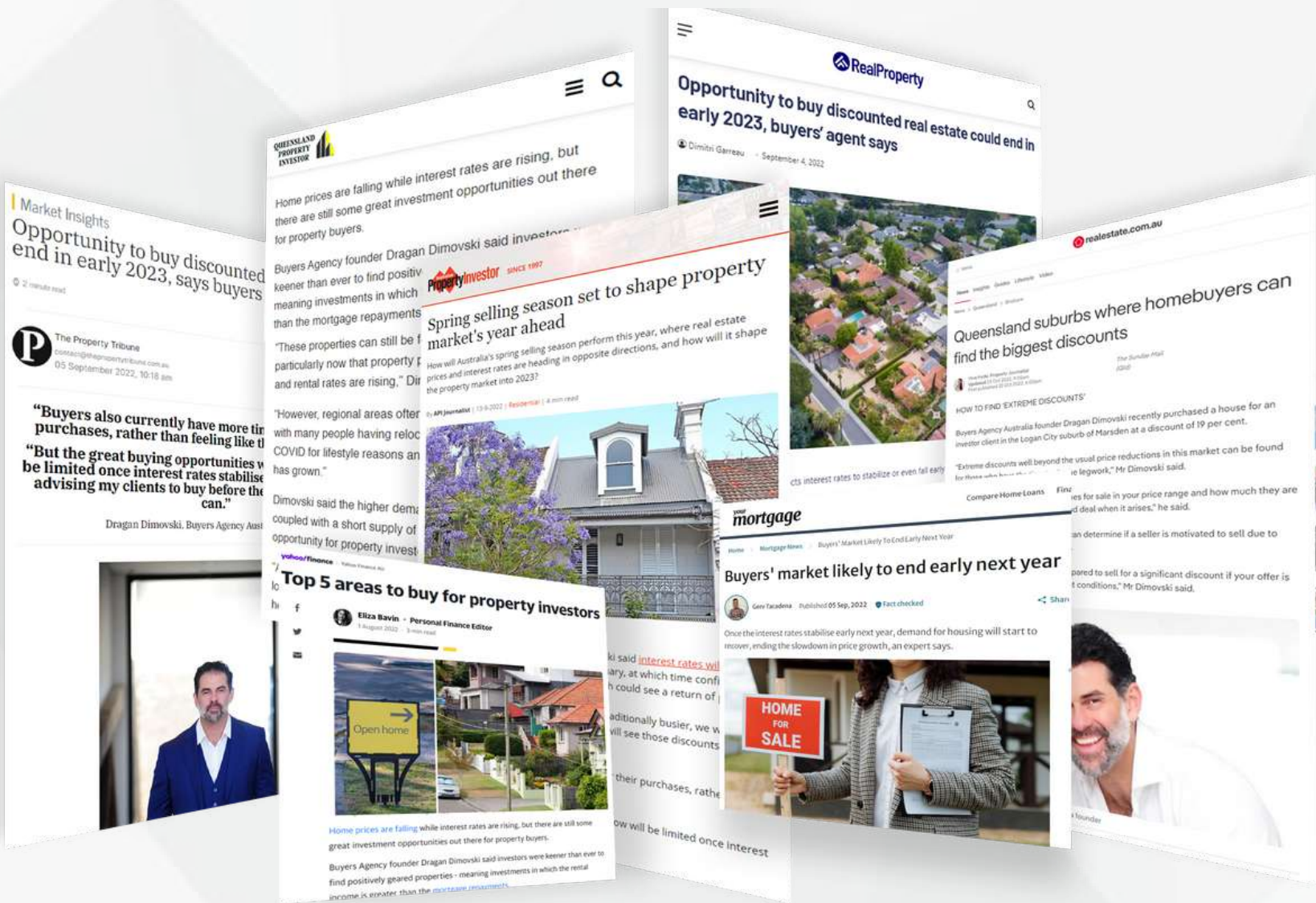
TRUSTED REAL ESTATE PROPERTY ADVISOR

MULTIPLE INVESTMENT AND REAL ESTATE PUBLICATIONS FEATURES

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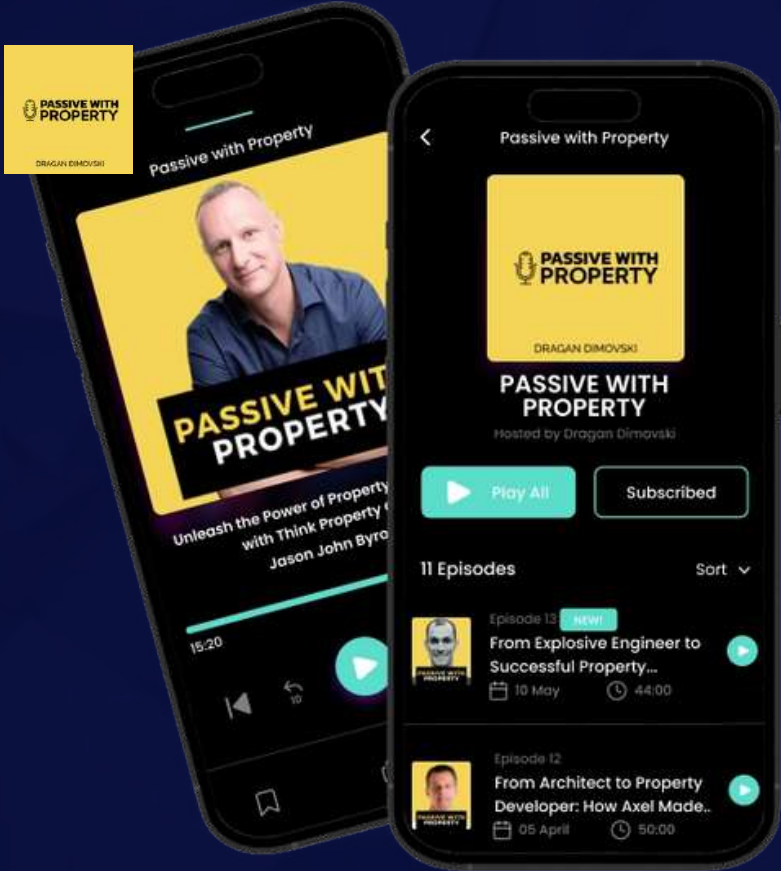
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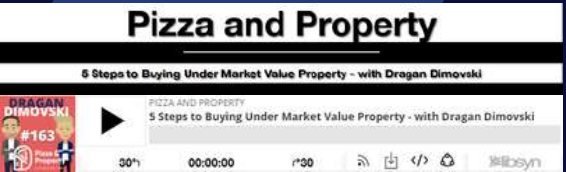
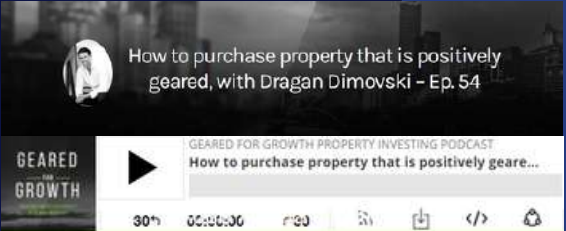
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INVESTMENT PODCAST PRO

A regular guest in shows and podcasts on investments and real estate. while also producing his own podcast on property investments, providing investment expertise to everyone free of charge.



STRATEGY IN A BUYER'S MARKET WITH MARK BOURIS



INVEST TODAY!

NOW IS THE BEST TIME AND SMARTEST
TIME TO INVEST IN PROPERTY

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Seize lower entry points

Capitalise on the current market correction, investing amidst less competition.



Ride the population wave

Benefit from Australia's projected 30 million population in 11-13 years, driving housing demand.



Thrive on rental demand

Leverage all-time low vacancy rates and rising rents for improved returns and renter options.



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PROPERTY INVESTMENT CASE STUDY

Darling Heights, Qld

Dual occupancy , High growth suburb

ASKING PRICE: \$850,000 to \$888,000
(valuation \$862,000, March 2023)

PURCHASED: \$750,000

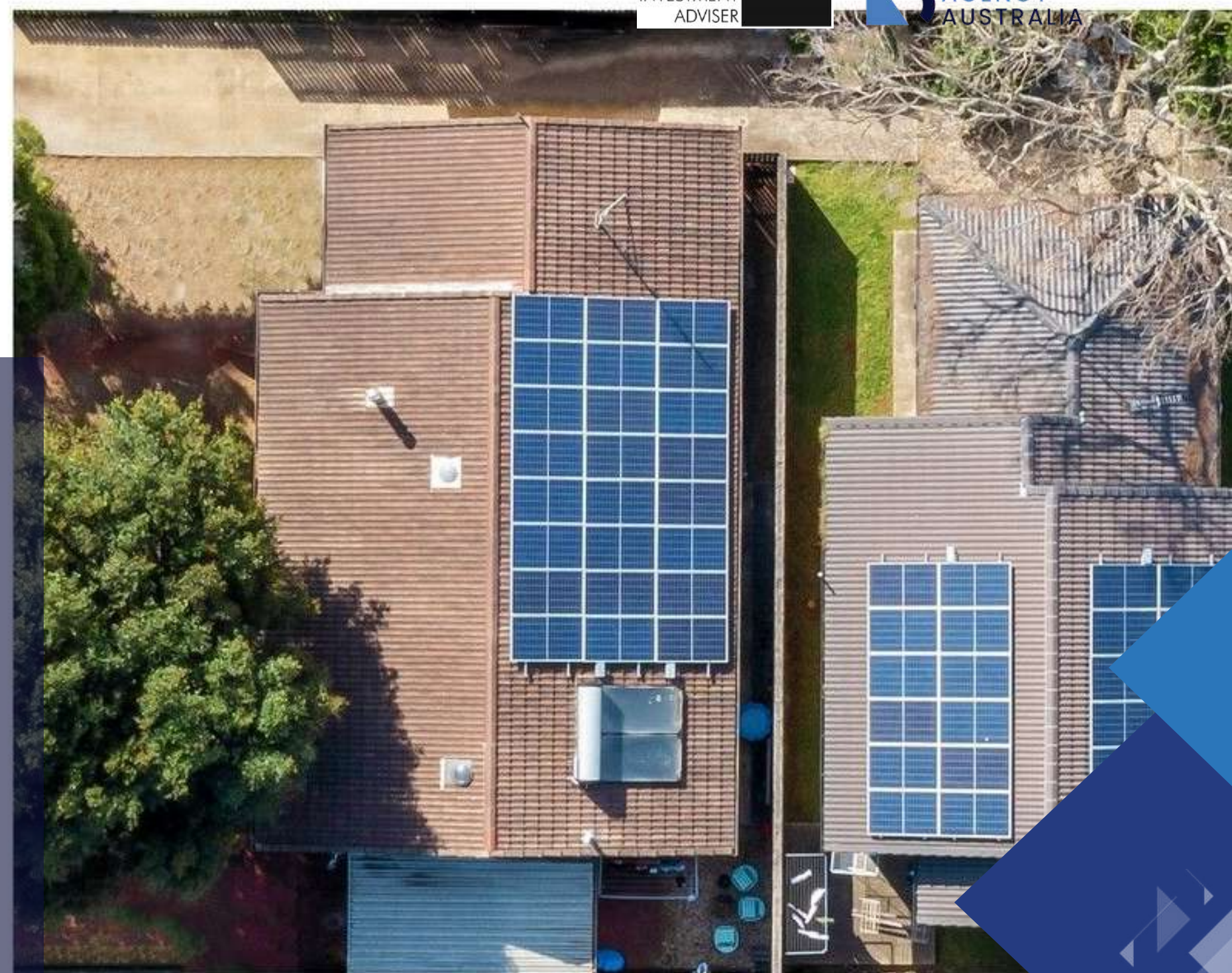
RENT: \$1,250 per week

RENTAL YIELD: 8.6%

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PROPERTY INVESTMENT CASE STUDY



Redbank QLD, 4301

Dual occupancy , High growth suburb

ASKING PRICE: \$680,000

PURCHASED: \$622,000

RENT: \$800 per week

RENTAL YIELD: 6.8%



PROPERTY INVESTMENT CASE STUDY



OFF - MARKET

LOCATION: Adelaide, SA

PURCHASE PRICE: \$535,000

VALUATION: \$655,000

RENT: \$555 p/w

RENTAL YIELD: 5.4%





PROPERTY INVESTMENT CASE STUDY

OFF - MARKET

LOCATION: Victoria

PURCHASE PRICE: \$355,000

VALUATION: \$429,000

RENT: \$545 p/w

RENTAL YIELD: 8%

PROPERTY INVESTMENT CASE STUDY

OFF – MARKET

LOCATION: Queensland

PURCHASE PRICE: \$608,000

VALUATION: \$750,000

RENT: \$700 p/w

RENTAL YIELD: 6%

Dual Occupancy, Granny
Flat, Sub-division, ETC.

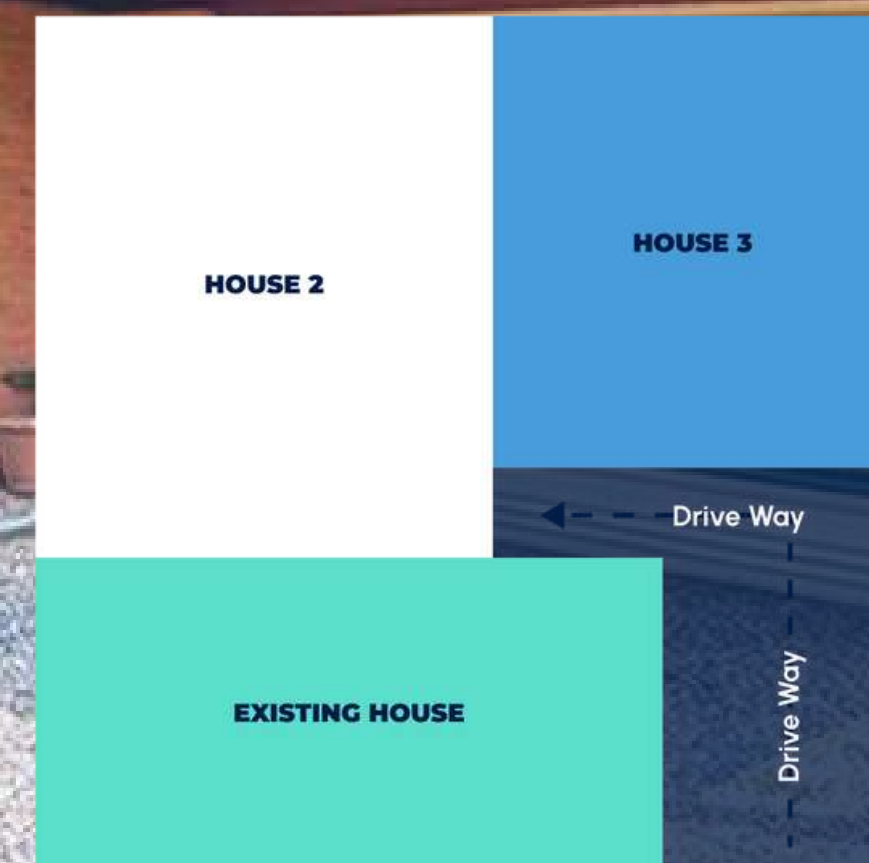
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**1 PROPERTY
TURNED INTO 3**

1500 M²



PROPERTY INVESTMENT CASE STUDY

OFF - MARKET

LOCATION: Queensland

PURCHASE PRICE: \$775,000

VALUATION: \$885,000

RENT: \$750 p/w

INSTANT EQUITY \$110,000

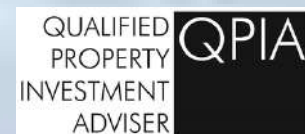
Dual Occupancy, 25 minutes
to CBD, 2 Minute Walk to the
Beach

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PROPERTY INVESTMENT CASE STUDY

OFF - MARKET

LOCATION: Queensland

PURCHASE PRICE: \$622,000

VALUATION: \$733,000

RENT: \$800p/w

RENTAL YIELD: 8.6%

PROPERTY INVESTMENT CASE STUDY



OFF - MARKET

LOCATION: Brisbane, QLD

PURCHASE PRICE: \$620,000

VALUATION: \$683,000

RENT: \$780 p/w

INSTANT EQUITY \$63,000

Dual Occupancy, 30 minutes
to CBD



PROPERTY INVESTMENT CASE STUDY

OFF – MARKET

PURCHASE PRICE: \$805,000

VALUATION: \$880,000

RENT: \$1200 to \$1300

INSTANT EQUITY \$75,000

Duplex



PROPERTY SOURCING



SAMPLE COST ANALYSIS



Dragan Dimovski
M: 0405 105 074
E: dragan@buyersagencyaustralia.com.au
ABN: 51 649 573 054
RLA: 4567991

Address	123 Example Street, Winston
Purchase price if negotiated @	\$ 550,000
Loan Amount (6% Interest)	\$ 440,000
Deposit (20%)	\$ 110,000
Estimated Stamp Duty	\$ 20,000
Estimated LMI	
Estimated Legals	\$ 2,000
Estimated Renovation Cost	
Total Capital Required	\$ 132,000

Yield on purchase	
Low Rent	High Rent
6.15%	6.43%

Estimated Expenses	Weekly	Monthly	Annually
Council fees	\$ 40,38	\$ 175,00	\$ 2,100,00
Pool Maintenance	\$ -	\$ -	
Insurance	\$ 21,15	\$ 91,67	\$ 1,100,00
Management Fees (7.7%)	\$ 50,05	\$ 216,88	\$ 2,602,60
Repayments (6%)	\$ 507,69	\$ 2,200,00	\$ 26,400,00
Landlord Insurance	\$ 3,85	\$ 16,67	\$ 200,00
Estimated Totals	\$ 623,13	\$ 2,700,22	\$ 32,402,60

Estimated Market Rent	\$650	For \$ 650
Vac Poss/In Lease	Leased	
Bedrooms	4	
Bathrooms	2	
Lock up Garage/Carport	2	
Size of property	600	
Age of property (approx years)	10	
Construction type	Brick	
# units in block	/	
Work Needed	No	
Estimate Renovation Cost	/	

Income Comparables	Weekly	Monthly	Annually
Lower Rent	\$ 650,00	\$ 2,816,67	\$ 33,800,00
Higher Rent	\$ 680,00	\$ 2,946,67	\$ 35,360,00

Estimated Cashflow before tax considerations	Weekly	Monthly	Annually
Lower Rent	\$26,87	\$116,45	\$1,397,40
Higher Rent	\$56,87	\$246,45	\$2,957,40

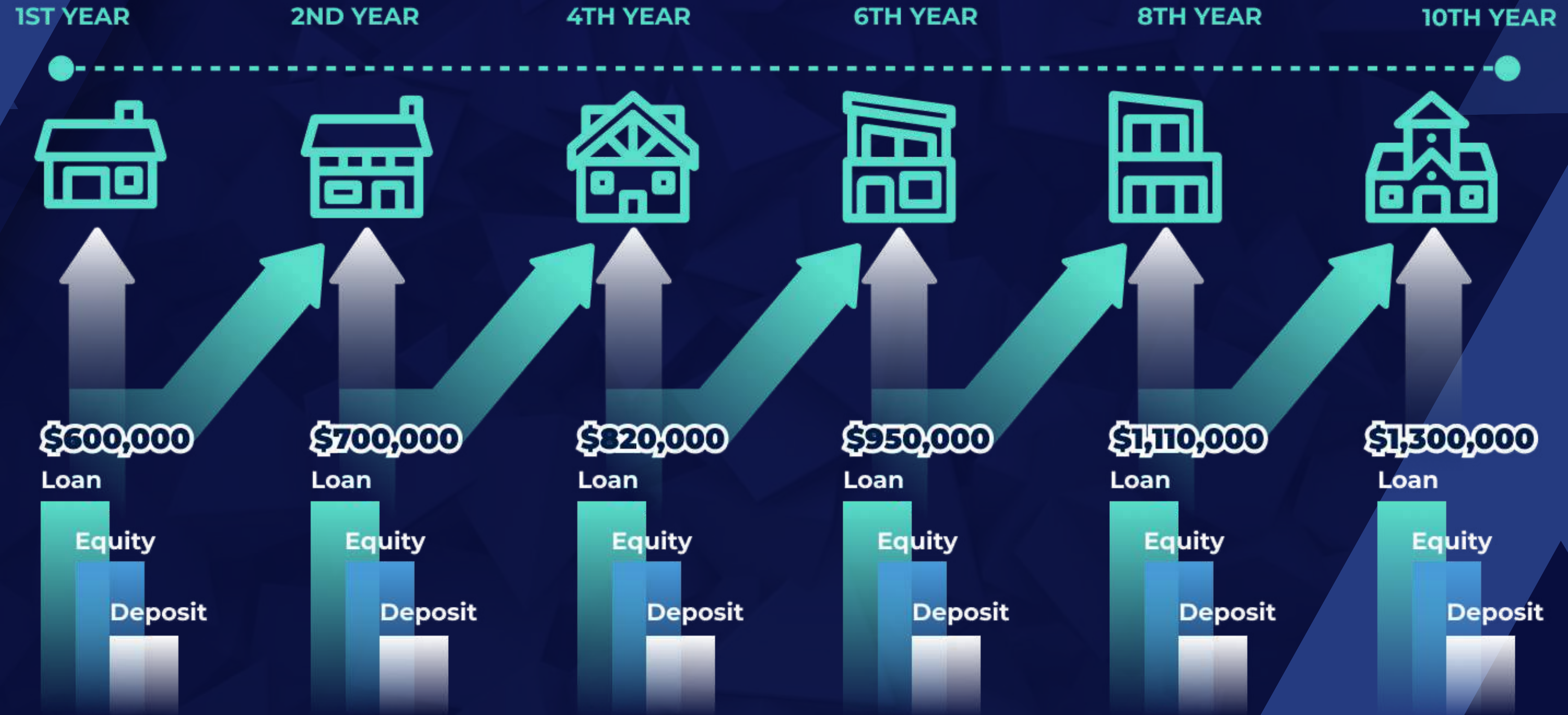
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PURCHASE MORE HOMES USING YOUR EQUITY

8% CONSISTENT GROWTH



Disclaimer: This advice is for general information only. Before making financial decisions you should seek independent advice from your financial advisor or accountant to discuss your circumstances.

WHAT OUR CLIENTS HAVE TO SAY



★★★★★

Racheal Hards

The entire process is transparent, and a great team will help you at every stage. Most critical, of course, is that the properties they present are wellresearched and profitable. I would heartily endorse Buyers Agency Australia and am looking forward to working with them again in the future.



★★★★★

Conor Roberts

Buyers Agency Australia gave me the opportunity to finally realise my dream of becoming a real estate investor by offering me a selection of thoroughly screened investment possibilities and a team of experts who were available to help me at all times and lead me through the entire process.

WHAT OUR CLIENTS HAVE TO SAY



★★★★★

Bruce Coleman

Dragan and his team are ace. He would make all the hectic property searching experience a pleasant one for you. Very knowledgeable and experienced. Taking his services had saved our time and efforts. He also kept us updated throughout the process to keep. Finding an investment property with him is one of the most beneficial deals we have struck so far. The property is not only very rewarding but beautiful as well. I give him 10 out of 10 for his awesome work.



★★★★★

Mary Stuard

The expert team at Buyers Agency Australia offer a truly impressive service - from sourcing the best possible property for their client's goals and budget to handling the auction bids/negotiations, to organising conveyancing, sorting the building and pest inspections and organising a reputable property manager.

FREQUENTLY ASKED QUESTIONS



1

What is a buyers agent?

A buyers agent is a licensed professional who represents the interests of property buyers in real estate transactions. They help buyers find and purchase properties that meet their needs and budget.

2

How can a buyers agent help me find the right investment property?

A buyers agent can provide valuable insights into the local real estate market, identify suitable properties that meet your investment objectives, and negotiate favorable purchase terms on your behalf.

3

What are the benefits of working with a buyers agent when investing in property?

A buyers agent can provide access to off-market, under market value listings, help you avoid common pitfalls and mistakes, and negotiate purchase terms that are favorable to you as an investor.

4

How do I choose the right buyers agent for my investment property search?

Look for a buyers agent who has experience and knowledge in the local market, is transparent about their fees, and has a track record of success working with investors.

5

How can a buyers agent help me evaluate investment properties?

A buyers agent can provide market analysis, help you determine the fair market value of the property, and identify any potential red flags that may impact the property's value or future income potential.

6

Is accreditation important for a buyers agent who specialises in investment properties?

Yes, it is important for a buyers agent who specialises in investment properties to have the necessary qualifications and accreditations. In addition to holding a valid real estate license, it is recommended that they be accredited with a professional association such as PIPA (Property Investment Professionals of Australia) to ensure that they have the knowledge and skills to provide expert advice and guidance to their clients. Being a member alone does not necessarily demonstrate expertise in the field of property investment.

QUESTIONS?



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FOUNDER



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WHAT'S NEXT?

BOOK A FREE STRATEGY CALL

Book Now

