

Introducing your Property Club Mentors David & Alina Skrinnikoff

We would like to share with you our personal story, which we hope will inspire you in your investment property journey.

In 2006, we attempted to buy an investment property while holidaying on the Gold Coast. We already owned our house in Sydney and could tap into its equity and use it as a cash deposit. We signed a contract to build a brand new house in Ipswich but we couldn't obtain finances due to the bank's low serviceability assessment score.

Afterwards, we tried to invest in shares and ended up in a scam where we lost a lot of money. We also tried multi-level marketing, which turned out to be very time demanding. Finally, in 2011 we managed to buy our first investment property in Adelaide.

We heard about the Property Club via our accountant, just after we purchased our first investment. Only then did we learn that we had chosen a good property, but in the wrong location. It was a brand new house & land package that gave us some tax advantages, but it has not grown in value and was located in a low rental yield area. We experienced long periods of tenant vacancies and there was no rent assistance available.

During the next 5 years we couldn't afford to buy investment properties. Instead we decided to educate ourselves about how to hold a portfolio of multiple properties. What financial structure do you put in place? Where could we find positive cash flow properties? What would be our exact holding costs? Property Club provided us with free education unlike other organizations that charge people 1000's of dollars for mentorship.

In 2015 we managed to build our brand new house in regional NSW, where we moved into because we wanted to raise our children in a clean environment away from the stress and busy lifestyle of Sydney. Then we sold our Sydney property. In 2016, from the proceeds of this sale, we managed to purchase two brand new properties in Queensland.



We have been Property Mentors for the past 4 years. It's free of charge that we pass on our knowledge of buying, managing and holding multiple properties for retirement, through the benefits we have gained from the Property Club.

We are not financial advisors or accountants, so we cannot provide you with a legal advice. However, we can help you do what we have done: **create wealth through property**. Our role as your Property Mentors is to let you know how the Club can assist you through the process of property selection, purchasing and holding properties long term.

The Property Club works only for the benefit of the purchaser, in the following ways:

- Provide you with a long term wealth creation plan now & into the future
- Selecting properties in the right location and at the right time
- Know your cash flow before you purchase
- Arranging the correct finance structure
- Providing Property Club solicitors
- Free handover report upon completion
- Free leasing service (multi-listing with 4-5 agents) & rent assistance with vacancies
- Sourcing property insurance
- Organising depreciation reports
- Provide Property Management Program to support your investment journey

We are here to help you. Please feel free to contact us at any time.

Regards,

David & Alina Skrinnikoff

D – 0410 358 703; A – 0432 612 316

david.skrinnikoff@propertyclub.com.au