



urbantech<sup>TM</sup>  
INVESTOR



re-innovation.<sup>TM</sup>

## DIY re-innovation

We provide you with a detailed design and renovation plan and give you contacts and guidance to complete the renovation on your own.

What you get:

- **Property Audit** - we'll perform a thorough inspection of your property, walking you through the most effective ways you can add value to your property by way of simple but innovative cosmetic improvements.
- **re-innovation Blueprint** - a comprehensive plan and checklist detailing all of the proposed improvements room-by-room to ensure you stay on track and get the best return on your time and renovation dollars.
- **Estimated Project Budget** - a break down of the estimated costs required to complete all of the improvements allowing you to appropriately budget for the renovation and avoid over capitalising.
- **Comparable Market Analysis** - a detailed property report containing recent sales data of comparable properties, enabling you to determine the likely increased value of your property once the renovations have been complete.
- **Trades List** - a list of the same local based tradespeople we use to complete our own renovation projects.
- **Supplier List** - a detailed list of the suppliers and contacts we use to source building materials and products at market competitive prices for our projects.
- **Free 're-innovate for real estate profits' CD** - Find, buy, innovate & profit! Developed by our senior renovation expert, this presentation will help you learn the ins and outs of successful property renovation using real life local examples.
- **Free Finance & Wealth Evaluation** - have a professional ensure you have the best finance structure for your current and future projects as well as assess your overall insurance and investment health.
- **Free Tax Specialist Consultation** - professional advice to help you understand the best legal and tax structure for your situation and keep more of your profits.

Cost: \$990 [including GST]

## Professional re-innovation

We complete the entire renovation for you saving you money, time and stress.

What you get:

- **Property Audit** - we'll perform a thorough inspection of your property, walking you through the most effective ways we can add value to your property by way of simple but innovative cosmetic improvements.
- **re-innovation Blueprint** - a comprehensive plan and checklist detailing all of the proposed improvements.
- **Comparable Market Analysis** - a detailed property report containing recent sales data of comparable properties, enabling you to determine the likely increased value of your property once the renovations have been complete.
- **Full Project Management** - we'll organise, co-ordinate and efficiently complete your entire renovation for a market competitive price, while keeping you up to date of our progress every step of the way.
- **Depreciation Schedule** - you can use this ATO accepted depreciation schedule to help you claim the maximum depreciation allowances from your newly renovated property [if used for investment purposes].
- **Free 're-innovate for real estate profits' CD** - Find, buy, innovate & profit! Developed by our senior renovation expert, this presentation will help you learn the ins and outs of successful property renovation using real life local examples.
- **Free Finance & Wealth Evaluation** - have a professional ensure you have the best finance structure for your current and future projects as well as assess your overall insurance and investment health.
- **Free Tax Specialist Consultation** - professional advice to help you understand the best legal and tax structure for your situation and keep more of your profits.

Cost: All renovation projects are individually quoted

### Example

Steve and Sharon have just purchased a \$350,000 investment property and want to increase the value with a \$50,000 cosmetic [non-structural] renovation. Steve thinks he's a handyman and will save money doing it himself. Sharon knows better. For the sake of the project, and their marriage, they consider getting professional help to coordinate and complete the work. How does it compare?

#### Standard DIY Renovation

Retail Renovation Costs	\$50,000
Renovation Period	6 months
Interest Costs	\$18,000 [ $\$350,000 \times 8\%$ for 6 mo]
<b>TOTAL COST</b>	<b>\$68,000</b>

#### Professional Re-innovation

Wholesale Renovation Costs	\$47,500 [includes re-innovation fee]
Renovation Period	2 months
Interest Costs	\$4,667 [ $\$350,000 \times 8\%$ for 2 mo]
Total Cost [initial]	\$52,167
Rental Income	\$6,933 [ $\$400$ pw for 4 mo]
<b>TOTAL COST</b>	<b>\$45,234</b>

**TOTAL SAVING** **\$22,766**

By choosing the Professional re-innovation option Steve and Sharon saved time and money - a whopping \$22,000, with the project completed in less than half the time. While the work was being done they enjoyed their weekends and spare time together and didn't have to lift a finger. The end result was also to a far higher standard, adding the maximum possible value to their property.



Urbantech Investor

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