

Investment scorecard



What does Prue Muirhead, Your Investment Property's Investor of the Year 2009, think of Justine's strategy so far?

Research

(B+)

Comments:

Justine's research appears to be very good and she likes to listen to others (as we can all do at times). However, she then moves on to do her own independent research and due diligence prior to any property purchases. I have always been keen to take the opinion of many people and enjoy their feedback and appraisal provided they themselves have a proven passion and a successful background with regard to their expertise, ie, you must listen to property investors 'that walk the walk' not just 'talk the talk'.

Location

(A)

Comments:

Once again Justine's research led her to some fabulous locations, purchasing properties in areas that had future development planned, almost guaranteeing great capital growth, in the short- to medium-term. The location of a property is just so paramount, otherwise the whole concept of property investment just won't meld with returns or capital growth.

Timing

(A)

Comments:

Justine's timing is great: as the due diligence is done, she's only purchasing in the areas where the timing is right for her. Her strategy falls within her requirements for continued cash flow,

and her risk assessment is calculated and then assessed correctly.

Property selection

(A)

Comments:

Justine started with a simple investment property, as most property investors do. However, as you read Justine's story it's apparent that she's quite confident to select properties that are not as straightforward. They are properties that require a little more research and at times, provide a little more risk for a much higher return. Well done to Justine for having a more open-minded approach to property investment. As long as the returns are what she needs and the gains are providing a solid wealth-building platform, her journey will be so exciting to watch and perhaps thrilling for her!

General comments

I thoroughly enjoyed reading Justine's story. Her focus on family and kids has possibly been her driver to strive for a more financial future (as was my own) and "only buying positive cash flow properties with potential for capital growth" is completely in line with my own strategy of property investing that allowed me to retire at age 39. Florida personally sounds very interesting and the research she has performed in the Hunter Region is a perfect way to chase that capital growth and cash flow we love so much. 📌