

A photograph of a family in a living room. In the foreground, a man and a woman are lying on a white shaggy rug, smiling at the camera. They are holding wine glasses filled with red wine. In the background, a young boy and girl are sitting on a white sofa, eating from a bowl. The scene is brightly lit, suggesting a sunny day.

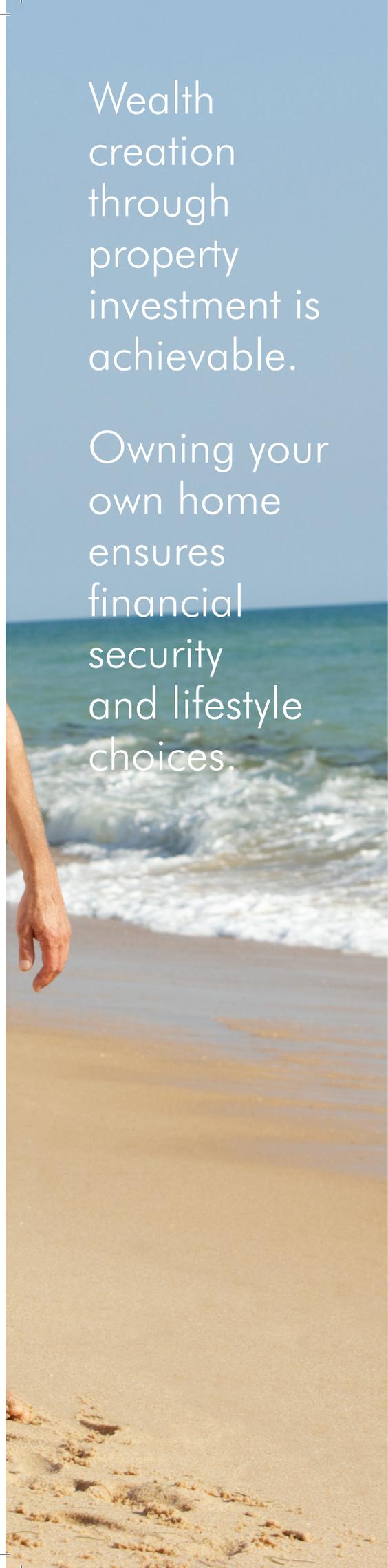
Building wealth
and security
with property
investment.

MACRO
REALTY

PASSION, STRATEGY AND EXCELLENCE IN REAL ESTATE



>> www.macrorealty.com.au



Wealth creation through property investment is achievable.

Owning your own home ensures financial security and lifestyle choices.

What's your why?

Your purpose, your goals and your dreams. If these include philanthropy, wealth creation by way of having a passive income, and an abundance of time – we have the strategy.

No matter how early or late in life you are setting out to build a comfortable nest egg, we can assist in fast-tracking it. More millionaires have been created through real estate than any other medium, many by accident. In our lucky country, imagine what a team of experienced, successful property investors committed to growing your property portfolio, can help you achieve.

Helping people to 'get rich on purpose' through property investment – while maintaining their lifestyle – is what we do. We invite you to attend our next 'Profit Through Property' seminar or webinar.

Who's qualified to give you advice?

It is important for you to get unbiased advice from a wealth or financial planner. We work closely with groups that can provide this under their AFS License (Australian Financial Services License), particularly with ones who share our passion and success with property investment. When receiving advice you need to consider: is my advisor rich, do they believe in property investment, do they invest in property themselves and what are they in the business of doing (how do they get paid)?

Giving it back

We are absolutely forthcoming with our knowledge, investment and sales strategy. Make a time to speak with one of our property consultants today and you'll find a team for making your goals reality.

MACRO Realty is
a complete team
of industry experts,
providing for all
your real estate and
property investment
needs.

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About MACRO Realty

MACRO Realty has a solid reputation for achieving outstanding results and going over and above with providing their clients the ultimate in customer service.

We specialise in all facets of real estate including selling, managing and developing real estate, with a core area of our business being to assist others to 'buy well' and make informed decisions when looking to invest in property.

Buyer advocates

Our service includes a team of property consultants who work as buyers' advocates to find you an investment property that best suits your criteria. Whether you're a sophisticated investor, property developer or are just wanting to begin investing in property, we would be more than happy to assist you with your research and due diligence.

Teamwork

When you engage MACRO Realty to work for you, you engage a cohesive team. Multiple sets of eyes are looking for your ideal investment property or the perfect property for you to call home. If one of us is unavailable at a critical time, another member of the team is ready, willing and able to assist. Fully briefed with the information at their fingertips by way of virtual office tools and technology. We embrace technology and any opportunity to serve our clients best.

The whole package

Through MACRO Realty you have access to our affiliates and industry experts who can provide sound financial and legal advice, investment strategy plus information on portfolio and cash flow structuring. You will also be able to access our internet marketing team, financiers, accountants, project managers and project marketers for achieving timely information and industry insights. These experts are people we choose to work with us on our own property portfolios, as they're simply the best at what they do!

From start to finish, our team works together to identify suitable investment properties, compare tax benefits, prepare cash flow models, investigate the fundamentals of the area and carry out feasibility studies to take all the hard work out of finding the best opportunity for you. From there we can help you establish the right structure for the purchase (to minimise your income and capital gains tax), assist with securing the ideal finance package and the best interest rates, then have a suitable tenant ready to lease the property from settlement

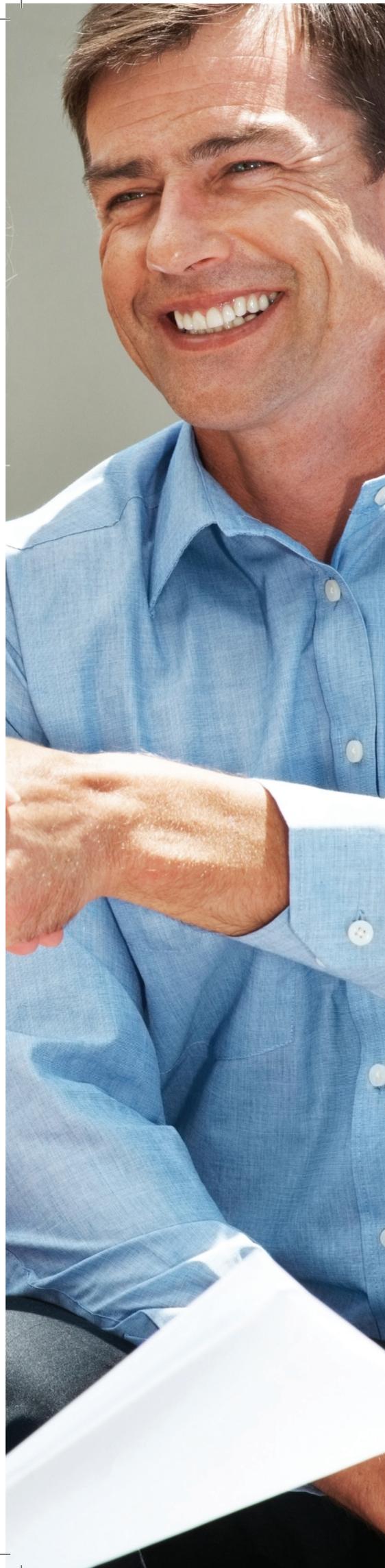
Be represented by people who are 'walking the talk' and have grown multimillion dollar property portfolios themselves; be represented by MACRO Realty.



*"You're so
good at what
you do!"*

Our
testimonials
are evidence
of the passion,
strategy and
excellence
MACRO
Realty offers
to their clients
every day.

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Residential sales

We take the time to:

- Examine your individual situation. Knowing your goals and why you are selling allows us to achieve the best result for you, with consideration to your circumstances.
- Assess your property. From the experience we've had from working with buyers, we give expert advice on how to improve the presentation of your property to maximise your selling price.
- Assess your property's competition. We do the research to know about current and upcoming competition in the market place. This ensures that we have the best sales method and strategies in place for selling your property.
- Work and network with other agencies. Putting our clients' needs first includes making all buyers and agents aware that your property is for sale. We will always work with other agents to ensure that they can recommend your property if they have encountered a suitable buyer.
- Create a tailored and effective sales strategy. From our experience we know the type of buyer that will be attracted to your property and plan where and when to advertise, accordingly.
- Prepare outstanding advertisements that maximise your advertising dollar. Our use of internet marketing is second to none and with 95% of enquiry generated through internet searches these days, an effective sales campaign must know how to connect your property with those users.
- Know the market and adapt to changes. We are aware of consumer sentiment, market changes and sales that take place in your local area by keeping our finger on the pulse. With this information we ensure that at all times, your selling campaign meets the market.
- Undertake continual, cutting-edge sales training programs. Our winning words at the crucial

moments of negotiating the best possible price for your property, comes from many years of extensive training. We commit to the top achievers' professional development courses, for award winning excellence in real estate. Our training goes well beyond what is common in the industry, and our sales results reflect this.

Investment property

We hear of the best deals first and have many sources refer outstanding opportunities to us. When we talk about these 'deals' we're often asked 'Why didn't you come to us with that?' If we don't know what you're in the market for, we can't make any apology for you missing out! Visit our website or email us at sales@macrorealty.com.au to make sure you're on the right database list. Once subscribed, you will only receive information on what you're looking for and of opportunities that are truly exceptional.

Property management

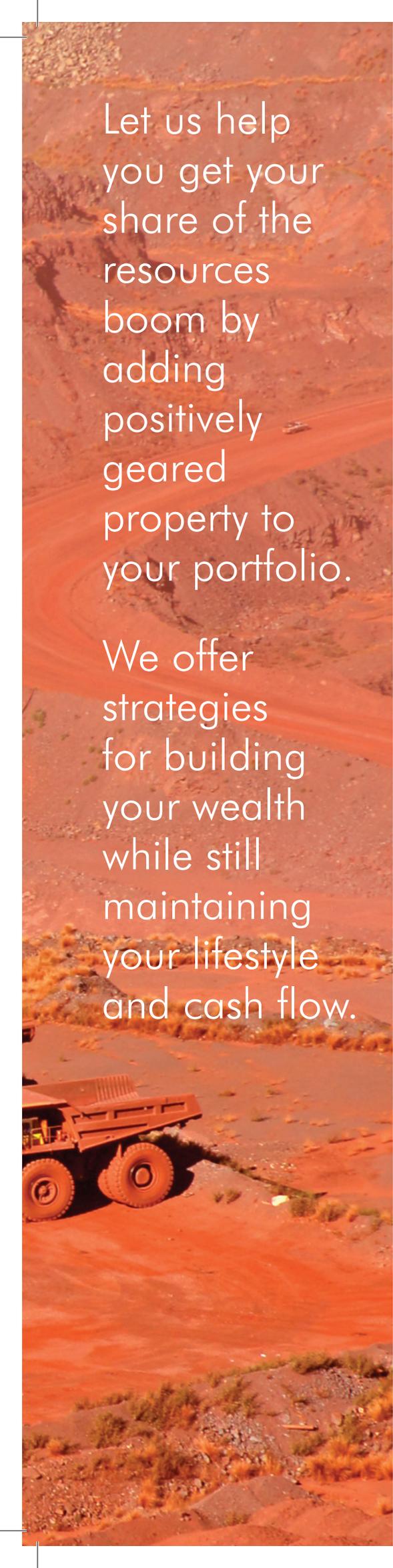
We have resources dedicated to the management and accounting for residential and commercial property, short term and holiday accommodation plus strata management. With close affiliations to service providers such as Hired Helpers, we have access to a sizeable team for cleaning, maintenance, gardening services and responsive, quality tradespeople.

Maintaining an outstanding database

Our internal data base and commitment to providing a service for investors, is second to none. The level of detail we record from prospective buyers through cutting edge technology, means that we already have thousands of possible matches for your property – if you're looking to sell. It is not uncommon for us to have a property sold before it is even publically advertised.



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Let us help you get your share of the resources boom by adding positively geared property to your portfolio.

We offer strategies for building your wealth while still maintaining your lifestyle and cash flow.

Choosing the right property for cash flow

Right here and now in the West there is a unique opportunity to capitalise on the resources boom that is being generated from our Pilbara region.

We are achieving rent returns in excess of 10.5% and capital growth rates of 20%+ per annum (based on the last 5 year average), which are showing no signs of slowing. The expansion plans in Port Hedland, Newman and Karratha will see these impressive returns sustained for years to come, with investors having a unique opportunity to ride the second and biggest leg of our commodities boom.

Turn your hard earned equity into cash flow

If you have equity in existing property but lack cash flow, talk to us about how to maximise your earning capacity with positively geared investment property and potentially replace any wage. We have been able to achieve up to 95% lends in the Pilbara through our finance team, and on average a \$500 per week net return after all expenses, including the interest repayments on 100% of the purchase price.

Protecting your capital

Safety in the market is our priority for your capital. As experienced investors ourselves and buyer advocates who are currently achieving amazing results with our own Pilbara investment property portfolios, we've done the research for you. We have carefully researched the demand; projected population growth, supply of land and accommodation, the longevity of the committed projects, details of proposed projects and the commitment to improved town infrastructure. So not only will you achieve remarkable cash flow from your investment property, but a solid increase in value as well.

As buyer advocates, our suggestions to you come after this diligent research, number crunching and ticking all of the boxes in terms of property investment fundamentals. We make our sources and knowledge readily available so that you can confidently make an informed decision and 'get your share of the resources boom'.

Managing your Pilbara property

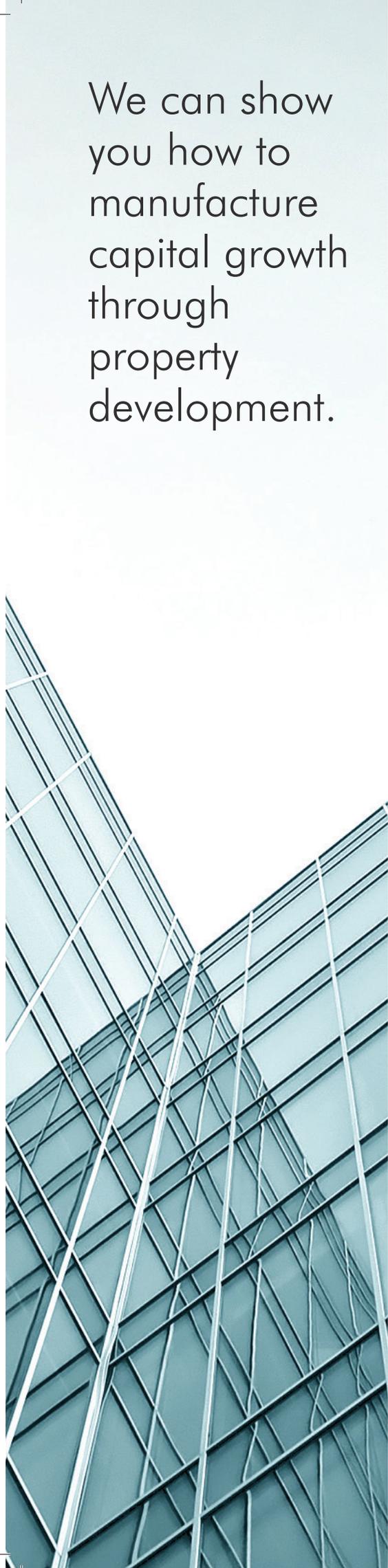
Don't worry, you don't have to go there, if you don't wish to travel all those miles! In fact you don't ever have to see your positively geared property to profit it from it and we have many Eastern States based investors who choose not to; although we gladly extend the offer for you to join us at inspections or have a guided tour of the region, anytime.

MACRO Realty offers a complete, professional property management service that is implemented by like-minded investors. You'll receive video footage and photos at the time of purchase and every subsequent three months with your quarterly property inspection report.

We have lists of companies desperately in need of accommodation in our recommended locations, and positive relationships with their decision makers. So much so, that we can offer you a minimum guaranteed rent return of 10.5%+ with all of the Pilbara investment properties we suggest to you.



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We can show you how to manufacture capital growth through property development.

Looking for your next project?

From site acquisition to project marketing and management – we can help.

When you're looking to secure your next development site you'll be pleased to know that we can present to you several feasible opportunities, complete with a marketing and sales plan to deliver the profit margin a savvy investor would expect.

Subscribe through our website to receive details of the development sites we have conducted detailed feasibility studies on and hear of them first, before they hit the open market.

Project management

Time is money, our project management team offers you a one stop shop for project planning, funding and legal structure, presale marketing, project accounting, cost controls, design and market acceptability studies, obtaining development approval, tendering and implementing the construction or selling house and land packages. We can supervise and oversee the construction program and the builder, assess the status of the work and provide regular progress reports so that you can move on to the next project sooner. After all, your success is our success.

Starting out in property development?

We can guide and mentor you through the process as required. There's no need for you to make the same mistakes as others; avoid the pitfalls by engaging our project marketers and management services. Ensure your project's success and the success of your future projects, by learning from us along the way. Our team of development experts can assist you every step of the way with:

- site acquisition,
- feasibility studies,
- analysing sales evidence,
- securing the best finance package,
- establishing a marketing campaign for presales and
- creating a selling campaign for profit maximisation.

Mentorship and Coaching

We can offer one-on-one and group mentorship as part of your property investment and development journey.

Tailored to your needs and goals, we will package a program that will give you the tools to reproduce winning formulas and systems. This will also put you in touch with valuable service providers (at discount rates) who are renowned in the industry and can therefore be selective with their clients.

Syndicates and joint ventures

If you're looking for a joint venture partner, a capital raising service, or the high returns of property development without the inherent risk – we always have opportunities, and can help you with making these connections.

MACRO Realty

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Passion, strategy and
excellence in real estate.

Make an appointment
with one of our property
consultants today.

Proud member of



Proud supporter of



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