

Predicting the future so as not to regret the past



During 1999, a distinguished group of publishing industry consultants from around the world met in London to begin the process of developing a scenario for the book trade in 2010.

At that time I had just returned from Chicago where I had been working alongside a company that was developing a hand-held device to replace the book. As all the books I was publishing were digitally stored it was the perfect marriage of content and technology.

I had developed an idea for a publishing business that utilized the then new print on demand technology to revolutionise the traditional publishing model. Not only did the company challenge the accepted view of publishing but it was also able to help publish new authors that were pushing the boundaries of literature and would not have had a voice anywhere else. Because of this it went on to win an award for one of the best ideas in the world from the World Institute of Social Innovation.

So when I spoke in 1999 about publishing in 2010 I spoke about the fantastic development of the e-book and what it would mean to world-wide publishing industry in 2010. My lecture was met with scepticism. In fact, with my New Zealand accent and my (then) youthful persona I was dismissed by the old staid doyens of UK publishing.

This year – in the year 2010 we have the Kindle, the Tablet, ebooks and iBooks.

In the same way Apple has transformed music, the computing giant has reshaped books and become the primary distributor of e-books worldwide. At its launch last month in the US, Apple said it had delivered more than 500,000 iPads in the first week alone.

What has this to do with property investment and how I can help my clients? I have been investing in property for a very long time – both here and in London. I have approached my investments in the same way I have approached business.

I look at what history has shown us and then look at what factors will influence the future. Obviously we can't account for world wide implosions to the degree of 2008/2009 however what is consistent is that over time property does go up.

Whatever time period I give you will no doubt be read with suspicion – but we at Propellor Property Investments quote a very conservative 12 years for a property to double.

Part of our service as property finders/strategists is to look for residential investment property in those areas within New Zealand that have evidence of growth now as well as in five years' time and then in 10 years' time. So even though we give our clients the worst case scenarios on potential growth and capital gain we are actually working hard to ensure a more aggressive result.

Many clients have wanted to wait to

hear what John Key had to say in his Budget regarding reducing tax savings on investment property. Whilst I understand their reluctance, the facts still remain: Around the world, even without tax incentives, property has remained the most popular form of investment. But we shouldn't forget that here in New Zealand, property actually does not have a tax advantage against other types of investment or business!

Let's be frank – if you don't have ready cash to put into stocks and shares or into high earning investment accounts (Rabo Plus at time of print was offering 5.50% for 12 months), then property is your only investment option to build some sort of nest egg and a future passive income.

Propellor Property Investments is very proud of the fact that we are helping clients pay off their home mortgages within 10 years or less whilst also reducing current household outgoings – all with investment property.

Waiting it out only delays the benefits of your future – don't get to 65 years old and realise all you have for your retirement is what the government can give you on the pension and a home you can no longer afford to live in. In 10 years time don't regret that you read this and did nothing.

Nikki Connors is Principal of Propellor Property Investments and well known NZ media commentator on investment property.

Why should you invest in OUR property?

Because we don't have any! We are totally impartial investment property specialists. We are completely independent from any developer, bank or financial institution. We search New Zealand for good quality property that is solidly built, appropriately priced, has excellent rental demand and in areas with proven growth for potentially high capital gains. We provide you with full due diligence on every property we recommend and we ensure you have the right financial, legal and mortgage structures. And we do it at no charge – guaranteed.

Start the journey with Propellor Property Investments.

THE FUTURE IS STILL PROPERTY... WE'LL TAKE YOU THERE

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