

FREE eBook

9 Benefits Of Working With KingsCoin



KingsCoin

Put us to work to create new opportunities
for your future wealth through Property
Investment.

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ABOUT THE AUTHOR

JOHN HIGGINSON

KingsCoin was founded by current Managing Director John Higginson in Adelaide in 2011.

John's passion is real estate. He will work tirelessly to help you achieve great wealth. He believes that in a quality of life, that is reflected in his strategies as well as the developments which KingsCoin are involved in.

KingsCoin allows him to complete his personal vision of wealth for all. He's made many people very wealthy, and is here to help you.





INTRODUCTION TO KINGSCOIN

Too many people enter the property market without a measured plan or a solid understanding of how they will make money from it. Building wealth from property investment is about thinking long-term. But if you are not provided with the correct tools to make the right decisions, you simply cannot maximise your returns.

KingsCoin exists to help customers build their wealth in a very real way. We've seen people lose their retirements by investing in the share market or by investing in the wrong property investments.

By using KingsCoin as your property consultants you will have a clear direction of the best way forward and the peace of mind to know it will all work out.

We've built our team from the ground up with the most experienced and more forthright property investment experts in South Australia. We take pride in having never lost a customer due to dissatisfaction and practising policies that favour our client investors.

What Does it Mean to Place the 'Customer First'?

ABS Industry figures suggest that over 90% of average investors will get out of property within five years of making their first investment and swear they'll never do it again. If developers really are placing their focus on their customers, why are so many investors dissatisfied?

At KingsCoin, you can rest assured that you and your goals always come first.



#1

LEVERAGE THE BENEFITS OF PROPERTY INVESTMENT

What separates KingsCoin from our competition is an all-pervasive customer focus. At every opportunity, we seek to create and provide you with new Adelaide property investment opportunities that will maximise your investment returns.

We work hard to position your investment so that your tenants are paying off the property for you. This means that you gain a new asset which can generate you rental income once it is paid off. Moreover, your property will have increased in value over the time of your investment, so you will generate even more profit should you wish to sell.

Property investment also allows you to leverage your wealth to earn greater returns than other investments.

For example, if you invest \$50,000 in shares, you can only increase your wealth based on that value.

In property investment, if you've got \$50,000, you can buy a \$400,000 asset. A five percent increase in the value on a \$400,000 asset is far greater than a five percent increase on a \$50,000 asset for the same amount of actual equity investment. Through a KingsCoin property investment, your returns will be superior.

#2

CAPITALISE ON OPPORTUNITIES IN THE ADELAIDE MARKET

THE ADELAIDE PROPERTY MARKET IS AN UNDERRATED GEM, OFFERING DEVELOPMENT AND INVESTMENT OPPORTUNITIES IN CLOSE PROXIMITY TO THE CBD.

KINGSCOIN ARE FREQUENTLY SEARCHING FOR DEVELOPMENT OPPORTUNITIES WHICH FIT SEVERAL KEY CRITERIA, BEGINNING WITH ZONING THAT IS CONDUCIVE TO PROPERTY DEVELOPMENT. WE THEN ASSESS THE LIFESTYLE OFFERED BY THE LOCATION, HOW THE SUBURB IS DEVELOPING AND WHETHER IS IT CURRENTLY UNDER-VALUED. THE BUYER'S MARKET AND RENTAL MARKET HELP INFORM OUR DECISION FOR WHETHER A DEVELOPMENT WILL BE SELLABLE.

KINGSCOIN KNOWS ADELAIDE IS A GOOD CITY TO INVEST IN. PRESENTLY, IT IS A VERY AFFORDABLE PROPERTY MARKET TO ENTER INTO, AND PROPERTY PRICES HAVE REMAINED STABLE OVER THE LONG-TERM. FOR INVESTORS, THIS MEANS THAT THE RISKS OF INVESTING IN ADELAIDE ARE LOWER THAN IN THE EASTERN STATES.



#3

MAXIMISE YOUR INVESTMENT RETURNS

Placing our investors at the forefront of our decision making is key to our wealth generation strategy.

We begin by rigorously identifying the validity and feasibility of our developments before any opportunity is presented to potential investors. We will not proceed with a project unless it promises strong returns for you.

In addition, the roles of developer, project management, and the sales and marketing team are all assumed by KingsCoin across all of our projects. We also co-invest in each project. This ensures that we are transparent and accountable at every stage of a development.

Moreover, it also ensures that our success is closely tied to yours.

What are the Costs and Expected Returns

Deposit

Off-the-Plan investing requires a 5-10% investment of the total purchase price.

Equity

Equity Investment in a new development is a minimum \$50,000 buy in.

Returns

ROI is a minimum 20% on overall investment and 50-80% return on equity.



#4

EVOLVE YOUR INVESTMENT STRATEGY WITH THE MARKET

Property development and investment are both constantly evolving markets. In order to maximise your return on investment in each instance, you cannot afford to apply a static strategic approach.

Too often, though, developing and investing in property are over-simplified. Strategies assume that the market will simply 'grow' over time and your returns will increase accordingly. This is a lazy strategy.

When you invest in property, you should seek to maximise your returns at each and every stage of the development process, not just once the property is yours. As Adelaide property development experts, KingsCoin identify the best opportunities for you to create even greater wealth from the equity you have already worked so hard to create.

Investors who have equity in any KingsCoin property development are provided with the options to grow their portfolio. Upon the completion of any of our Adelaide development projects, you can choose to either walk away with your returns, or consider several re-investment opportunities.

This may involve purchasing a property in the development outright and taking advantage of our Lifetime Rental Guarantee, or taking your equity into our next development to continue to watch it grow. Regardless of your choice, we want you to make an informed decision.



#5

DRIVE RETURNS WITH OUR LIFETIME RENTAL GUARANTEE

Our Lifetime Rental Guarantee is available to you when you invest in a KingsCoin property development. It is offered in partnership with Rossdale Homes and is offered exclusively when you choose to have your property managed by KingsCoin.

The Lifetime Rental Guarantee is effectively a security floor which ensures that you will receive a fixed payment in lieu of rent for your property for a maximum of 50-weeks per year, irrespective of whether your property has a tenant.

The two weeks per annum where the payment is not provided reflects the standard length of time that a property would seek a tenant on the market. If you have not found a tenant after that period passes, then your guarantee comes into effect.

The Lifetime Rental Guarantee offers additional security for your return on investment over the long-term. It ensures a minimum income can be generated from your property at all times.

It is especially valuable for if you choose to purchase property through a self-managed super fund. By providing a minimum guarantee, you minimise your risk on your property portfolio. You will always know what you are getting.

[Learn More](#)



#6

REDUCE YOUR RISK OF LOSING OUT

The biggest benefit of working with KingsCoin on any property development is that it mitigates your risk. KingsCoin brings a wealth of expertise, resources and experience to any project we are involved in.

We understand how to negotiate with Councils to maximise the value of the land or property. We will ensure the feasibility and validity of your project prior to commencement.

Furthermore, through our rigorous pre-development feasibility testing and planning process, KingsCoin makes every effort to know every cost associated with each development prior to construction commencing. We are able to do this by negotiating fixed prices throughout the development process at every opportunity.

This reduces the risk of unexpected costs destroying the viability of your development.

Finally, by considering the site design carefully prior to commencing construction, we are able to optimise how we can use the space and reduce the amount of time and costs associated with earthworks, civil works and establishing services.

This adds value to the overall project and increases your returns.

#7

START-TO-FINISH PROJECT MANAGEMENT

By utilising our expertise across all stages of property development, we can enhance the profitability of your project. You as a site owner can be as involved or as laid back as you choose, knowing that your returns are set to improve with our support.



Property Marketing

KingsCoin assists you to identify your targets, be they investors or owner/occupiers. From there we advise you on suitable price point and execute a marketing strategy tailored to meet your market cost-effectively.

Development Approval

Through careful consideration of established relationships, we select the best team to work through your Development Approval, improving the project scope and reduce potential red tape issues on your property development.

Feasibility & Risk Analysis

KingsCoin will prepare an analysis of the costs, risk, time and sales potential of your property development. This will allow you to assess the return on investment and the return on equity. We also evaluate the cash flow requirement and prepare detailed proposals for your bank to assist with your finance application.

Construction Management

We select contractors for your project based on quality, relationships, deliverable results and price. Transparency, project controls and regular on-site meetings allow us to manage the construction, monitor budgets, keep to your schedule and measure key milestones.



#8

VALUE-FOCUSSED PROPERTY MANAGEMENT

For some, property investment is a set-and-forget scenario. You might only hear from your property manager when there is a problem with your property or a change of tenancy.

This means that your ability to grow and evolve with the demands and desires of the rental market are severely diminished. Evolving with the market is key to maximising your return on investment.

What improvements can you make immediately to increase your rent return? What additions can you make to lower your income tax now, that will pay big long-term dividends? How can you attract stable, long-term tenants?

As Adelaide property management experts, KingsCoin looks for every opportunity to add value to your current investment.

Maximise your current property returns while increasing the value of your investment long into the future.

100% Customer Retention

KingsCoin Property Management services are dedicated to providing the best management possible. Across over 160 properties managed, we have never lost a client.

KingsCoin will go above and beyond to ensure that your interests are looked after.

#8 CONT.

VALUE-FOCUSSED PROPERTY MANAGEMENT

A Property Management business that aims to maximise the number of properties it manages will eventually spread it's team too thin. This dilutes a landlord's best interests. Here are the ways we can add value to your existing property:



Sharing New Opportunities

As Adelaide property experts, our market knowledge is second to none. We identify under-capitalised suburbs and broader growth trends for you, creating new opportunities to grow your property portfolio. This is included free of charge a part of our management service.

Pro-Active Management Style

An investor-focused Property Management business does not aim to maximise the number of properties it manages. Instead, we work with you to identify where your property can improve to best capitalise on the rental market.

Invested In Your Long-Term

We take the initiative to remove tenants who have defaulted on payments or caused damage to the property. We seek tenants who not only provide you income, but improve the value of our property

Fixed Fee Structure

KingsCoin Property Management fees are set at 7.7%. No additional charges apply, irrespective of the services required by your property. It is simply charged to the rent collected.



#9

RECEIVE OUTSTANDING RETURNS ON YOUR INVESTMENT

KingsCoin is committed to offering the best property investment you can make. We ensure that our knowledge and experience is tailored and applied solely to benefit our customers.

Off-the-Plan Opportunities

KingsCoin offers off-the-plan opportunities. They can save you, on average, 10% of the property purchase price. In addition, we don't charge a holding costs during the 12 months your property is being constructed.

A deposit for an off-the-plan investment is typically 5% to 10% of the total purchase price. You are not required to pay the remaining amount until settlement of the balance. We expect a minimum 20% return on investment.

Equity Investor Opportunities

Typically, when KingsCoin purchases a development site, we will seek to offer a 35% share in the equity to investors. The remaining 65% represents KingsCoin's investment.

Despite the fact that our investors provide only 35% equity, KingsCoin will share 50% of profits back once we complete the development.

A minimum investment of \$50,000 is required. KingsCoin aims to deliver a 50-80% return on equity.

Contact Us Today

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