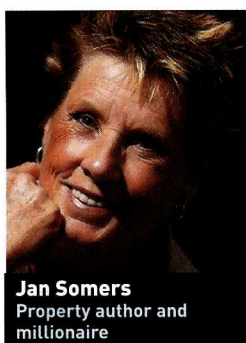


[ask the experts]

What are your personal property investment plans for the year ahead?

We ask five experts to share with us the areas they've been eyeing off.

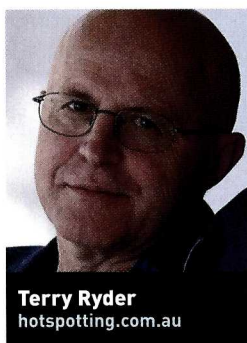


Jan Somers
Property author and millionaire

Having accumulated more than enough properties to allow us to retire when we want to, we're not exactly in the 'aggressive buying mode' that we were in four decades ago when we first started investing. However, we're always on the lookout for any sound investment property that comes along and will continue to purchase selectively, regardless of the economic or market conditions.

In the year ahead, as many of our investment properties are more than 30 years old, we plan to do some major renovations – mostly bathroom and kitchen overhauls – to bring them up to scratch. The new breed of tenant has much higher expectations than those of yesterday, so rental properties must be well maintained to meet the market.

We are always on the lookout for any sound investment property that comes along.



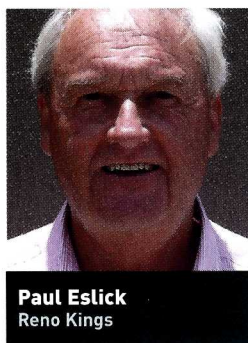
Terry Ryder
hotspotting.com.au

This year is a time of great opportunity for property investors. The market is generally subdued at a time when there are a lot of properties for sale. It creates a buyers' market and opportunities for investors to buy well.

This year I plan to add at least two properties to my portfolio. They'll be in key regional centres, rather than in capital cities, and the emphasis will be on finding properties where the rent and tax benefits create a cash flow positive, or at least neutral, situation. The locations will be regional centres I expect to show superior capital growth long term.

South Australia will be high on my shopping list. This is Australia's emerging state, with a resources sector that's rapidly acquiring critical mass. There'll also be rich possibilities in Western Australia and Queensland, as the many projects in the pipeline begin to create economic activity and jobs.

The difficult part will be narrowing down the many attractive choices to two or three.



Paul Eslick
Reno Kings

2011 is going to be heaven. I have never seen such a great time to buy, renovate and develop! There are fantastic opportunities out there in the market today that I have not seen for quite a while. Some say a buyers' market, I'd rather say an investors' market, and being an active investor, this is my time.

First we demolish an old brick-and-tile home on the water to build two new ones, then on to renovate some of my older stock, and hoping to start another development in July. I just haven't found it yet, but that won't take long.

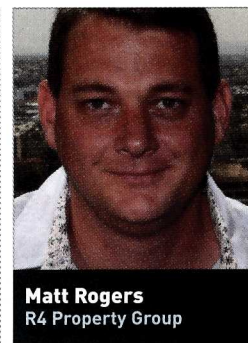
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Monique Sasson
Wakelin
Wakelin Property Advisory

In 2011 I will certainly be a buyer rather than a seller. The good supply of stock and reticence of other prospective purchasers will provide opportunities to pick up high quality assets at a fair price. My focus will be the best-positioned one and two-bedroom apartments in small blocks and smaller single-fronted cottages in suburbs between two and 10 kilometres from the Melbourne CBD that are well served by public transport and have a good lifestyle and other amenities.

I am particularly attracted to South Yarra, Toorak, Prahran and Hawthorn in the south-east, and also Carlton, North Carlton, North Melbourne and Ascot Vale north of the Yarra.



Matt Rogers
R4 Property Group

I feel the next six months will be a very good opportunity for buyers, as we believe the current cycle is bouncing around the bottom. Financial institutions permitting, it will be a fantastic time to pick up properties for your investment portfolio. Rental returns will increase in the medium to long term, due to the pent-up demand for affordable housing, lack of it, and over the longer term, significant capital gains will be made from purchasing in this current market. Our view for the coming year will be to identify these properties and also look into purchasing commercial properties with solid returns.

Rental returns will increase in the medium to long term.