



"Jason's List"

As at 02/08/2009

SE Qld properties for sale privately, with a "twist"!

Wynnum West – House plus 5 acres (within 11km radius of Brisbane's CBD)!



Suburb: Wynnum West, Qld **Price:** \$790-\$870K
Prop. Type: House **Area:** 20,230m²
Description: Picturesque land inc. creek + footbridge.
 Walk to transport, shops & new school.
Repayment: \$ [Bank Finance] **Deposit:** \$?????
Bonus: Owner will trade-in any item of value!*

* *Waiting to sell your own property, car, etc? Save time & money – trade it in!!*
 For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

Positively geared rental property – buy this and GROW your weekly income!



Suburb: Crestmead, Qld **Price:** \$320,000
Prop. Type: House **Area:** 668m²
Description: 4xbed/2xbath, 2 x study's = top income!
 (currently rented out at \$420 per week)
Repayment: ~\$315/week (I/O) **Deposit:** \$ Neg.
Bonus: Owner may accept part vendor finance*

**The seller just wants to free up some cash... What sort of deal can you suggest?*
 For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

DEVELOPMENT SITE – 1,201m² LMR zoned vacant land in Norman Park!



Suburb: Norman Park, Qld **Price:** \$660K neg.
Prop. Type: Vacant Land **Area:** 1,201m²
Description: DA approved for 6 Townhouses, near
 train & just 3.5km from Brisbane CBD.
Repayment: \$ Neg. **Deposit:** \$ Neg.
Bonus: 2 x adjoining properties also available!

* *If you can settle quickly, the owner will gift you their BMW 318i luxury car!!!*
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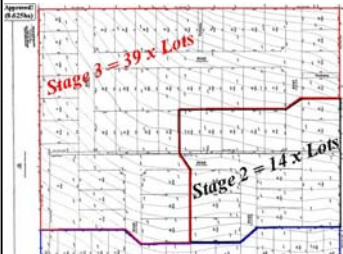
"Jason's List" continues on the following pages...

Invest NOW! 62 x Townhouse “HOT” Development Site; DA lodged May '09

<p><i>Photo coming soon... (if not sold prior)</i></p> <p>JV/Invest</p>	<p>Suburb: Wynnum West, Qld Price: \$4,850,000</p> <p>Prop. Type: Development Site Area: 32,374m²</p> <p>Description: Ideal blend of great design & excellent location... Profit potential is enormous!</p>
	<p>Repayment: \$ [Earn Interest!] Deposit: \$50,000+</p> <p>Bonus: Developer seeks a JV partner/Investor!*</p>


* Developer wants to raise capital, offering to pay fixed interest or profit share!
For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

DEVELOPMENT SITE – 53 x Lot residential land subdivison, DA approved!

	<p>Suburb: Clifton, Qld Price: \$1,100,000</p> <p>Prop. Type: Development Site Area: 86,250m²</p> <p>Description: Buy bulk and save... Priced at around \$20K per lot for the undeveloped land!</p>
	<p>Repayment: \$ Neg. Deposit: 10% min.</p> <p>Bonus: Owner will include FREE consultation*</p>

* Owner successfully completed Stage 1 and willing to advise on future stage(s)!
For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

Ticks all the boxes... Great Location + Home Office + Development Potential!

 <p>Duplex Site</p>	<p>Suburb: Wynnum, Qld Price: \$449,000</p> <p>Prop. Type: House Area: 401m²</p> <p>Description: 2xBed + attached Office w/ 2nd toilet, recent renovation, handy to train/shops.</p>
	<p>Repayment: from ~\$311/week Deposit: \$44,900</p> <p>Bonus: Pay just 4% interest for the first year!*</p>

* The seller will subsidise your first year's interest – so the most you pay is 4%!
For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

Jason says, “In my experience, the *right terms* can make more of a difference than negotiating solely on price!” Consider this quick example:

- (a) Pay \$250,000 for a property – paying 6% interest to a bank; or
- (b) Pay \$275,000 – but with interest-free vendor finance for 2 years.

The result... Choice (b) is superior, for more reasons than might first be obvious! (e.g. small/no deposit, defer bank fees, higher ROI, tax benefits for the seller, etc)

Your opportunity to invest in land in sought-after Wynnum, with No Deposit!



Suburb: Wynnum, Qld **Price:** \$329,000
Prop. Type: Vacant Land **Area:** 400m²
Description: Character area, ideal site to bring in a removal home then revalue/refinance.
Repayment: min. \$329/week **Deposit:** \$ Nil
Bonus: No need to qualify for a bank loan!*

** Save thousands of \$\$\$ in bank fees – pay off the land directly to the owner!*
 For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

Keep an eye on Clifton (a “Coal Seam Gas Plant” has been proposed nearby)!



Suburb: Clifton, Qld **Price:** \$82,500
Prop. Type: Vacant Land **Area:** 991m²
Description: Quality estate in friendly country town, affordable block, walk to school/CBD!
Repayment: under \$100/week! **Deposit:** \$8,250
Bonus: Option to buy House & Land package!*

**Buy as vacant land, or add a new 4xbed/2xbath home for approx. \$200K extra.*
 For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

This home is waiting for you – enjoy living there as soon as you pay a deposit!



Suburb: Alexandra Hills, Qld **Price:** \$379,000
Prop. Type: House **Area:** 756m²
Description: 3xbed lowset brick/tile, garage + carport. Perfect for first home buyer or investor!
Repayment: ~\$475/week (P&I) **Deposit:** \$5,000+
Bonus: Grow your deposit by moving in early.*

**Move in before settlement and the repayments will come straight off the price!*
 For more details, call **07 3901 2312** or enquire at www.MortgageRescue.com.au

List current as at 02/08/2009, subscribe for updates:
www.MortgageRescue.com.au
 “Creative financial solutions for mortgage holders...”

Contracts prepared/checked by qualified Solicitor for everyone's protection.

A few words from Jason, founder of: www.MortgageRescue.com.au

It was after attending a property-related seminar back in October 2007 that the concept of "Mortgage Rescue" and its potential occurred to me.

I'd already had considerable experience buying and selling my own properties (both as an owner occupier and an investor), but it became increasingly clear to me that the "traditional" approach didn't always fulfill the TRUE needs of the buyers & sellers... [And the agents involved were often frustrated, too!]

My observations have led me to believe the following (see if you agree?):

- Not all Sellers really want to sell.
- Not all Buyers are motivated to buy (or lack follow-through).
- Many potential Buyers are unsure how to buy, or feel it's out of reach.
- Many potential Sellers are just having a temporary financial challenge.
- Real estate agent's priorities may not always match the client's needs.

What I've noticed is that most people tend to have two different reasons behind the choices they make... One is their "public reason", which is what they will outwardly claim and defend as their motivation. But often there is also a "hidden reason", something which may not always be apparent (even to themselves) - but nevertheless it influences their decision-making process.

Sometimes, an emotional reaction to their situation (coupled with a lack of knowledge of all the available choices) can cause self-sabotage. Combine this with a lack of awareness of their "hidden reason", and it's not surprising that people end up in a stressful situation that's nothing like they had envisioned!

Now imagine for a moment the difference it would make, to have the support of someone outside of the situation - someone who has the following traits:

- Isn't attached to a particular outcome (except striving for "win-win");
- Is experienced in negotiating and exploring any "hidden reasons"; and
- Has lots of relevant knowledge and innovative problem-solving ability.

... Could this make a difference? **ABSOLUTELY!!!!**

This is who I am - my passion is uplifting others, being creative and "win-win" negotiating. If you are looking to buy, sell, rent, rent-to-buy, borrow, solve a financial challenge, etc - please call me on **07 3901 2312**. I'd love to help! ☺