



Worksheet 066 - What to look for in an investment property with Scott Lachmund

There is a staggering amount of information you need to consider before buying a property.

In this episode of BLL we were joined by [Scott Lachmund](#).

Scott is a real estate agent based in Caboolture and is also the founder of [4510TV](#).

Scott joined the family real estate company shortly after high school and has worked in the industry for over 25 years.

Scott has a lot of great ideas about how to build a personal brand buy property as an investment.



Know what you're buying

Scott really believes that property is a sound investment

But he says that you need to make a smart decision before you can reap the benefits.

He has a number of recommendations for people that are considering buying an investment property.

Good access to shopping, schools and transportation is really important.

You also have to take into account the affordability *and* serviceability of a property.

“You don't want to be pumping money into a property that you can't recover in rent,” he says.



What neighbourhoods have the best prospect for long-term growth in your city?

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You need to get the right advice

Scott says there are a number of people you need on your team before you purchase an investment property.

Getting good advice from an accountant is very important.

They will be able to guide you through potential hazards like depreciation and taxable claims.

The next person you need is a solicitor.

Align yourself with someone that can guide you through the conveyance process.

Finally, a good real estate agent will have lots of information about a prospective property.

From easements to flood reports there are lots of questions that need to be answered by your agent before you make an offer.



Who are the key members of your team? What expertise are you lacking right now?

BusinessLegal : Lifecycle

Learn more by ordering the book

Whether you want to have a large company or a small lifestyle business, you must pay attention to the legal aspects right from the start.

The Business Legal Lifecycle is a handbook for you to use in your business on a regular basis.

The key areas that Jeremy Streten covers in the Business Legal Lifecycle are:

- **How to successfully set up your business**
- **Why and when you need to pay attention to the legal aspects of your business**
- **Who you should consult with along your business journey**



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