

15 Rawson Crescent  
Horningssea Park  
N.S.W. 2171  
13/6/00

This is a letter to explain how we went through the different stages of buying an investment property with 21<sup>st</sup> Century Property Investments.

We first met Glen Wambeek at a tax / negative gearing seminar that our accountant had arranged, where Glen explained the principles of negative gearing.

We then arranged for Glen to come to our home to go through what we could afford to buy and the associated costs and to explain how it would actually work, he also had information about Forest Lake, explaining what the suburb had as in schools, shops, lakes, what kind of houses were built in the different areas and the surrounding areas.

We then arranged to meet in Brisbane.

On a Sunday Glen met us in Brisbane, he drove us to Forest Lake showing us the surrounding area and how easy it was to get to Brisbane C.B.D. and other areas that work could be obtained while living in Forest Lake.

Then we drove around Forest Lake to show us the different amenities and areas.

Glen had selected some blocks of land for us to look at, then we inspected his show home and picked the colours we wanted for our house.

We then decided on which block we wanted and Glen telephoned the solicitor who we met about an hour later in her office (on Sunday) to do the paper work for the purchase of the land from Delfin and the house from 21<sup>st</sup> Century.

The construction of the house started very soon after the land purchase had been settled. Calendar Homes kept us informed of what stage the house was at through out the construction stage. It was built in good time.

The arrangements with Delfin Reality for the leasing of the house were made by 21<sup>st</sup> Century prior to the house being completed so that all the relevant paper work between our selves and Delfin was in place before the house was completed.

When the house was about 2 weeks from completion there were tenants ready to move in when the house was completed.

During the construction period Glen did contact us to check that every thing was all right and if we had any problems he could help with.

Since the house was completed and we have settled with 21<sup>st</sup> Century Glen has kept in touch, letting us know what has been happening at Forest Lake.

Buying an investment property from 21<sup>st</sup> Century Property Investments I was surprised how easy every thing came together and was done in such a timely manner with tenants ready to move in at the end. You could not do much better than that!

Jeremy & Jureeporn Tankard