

Steve McKnight's



FROM 0 TO 130 PROPERTIES IN 3.5 YEARS
FROM 0 TO 260+ PROPERTIES IN 7 YEARS

*Revised
edition*

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FROM 0 TO 130 PROPERTIES IN 3.5
YEARS

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WHAT'S NEW IN THIS EDITION

Already Australia's #1 best-selling real estate book with over 160 000 copies sold, *From 0 to 130 Properties in 3.5 Years* just became even better!



Completely rewritten, revised and updated to take into account the latest trends and investing techniques, this book includes everything you need to know to achieve financial freedom using positive cashflow real estate, as well as **16 brand new chapters** that explore many new topics, including:

- How to get the most finance possible for your property projects.
- Steve's fantastic new 1 Per Cent Rule for finding positive cashflow property.
- How to gain maximum asset protection while also paying the least income tax legally possible on your profits.
- When is the best time to buy, hold and sell.
- Specific guidance about what and where to buy for your next highly profitable investment property.
- The Asset Zoo — a new way to review your portfolio that will explain whether or not you have the right mix of assets to achieve your wealth-creation dreams.
- A detailed explanation of how you can make quick and attractive lump-sum cash gains from subdividing and property developing.

- New case studies to provide additional insights and ideas.
- Feature contributions that reveal how those who have read and applied this book have profited — and how you can too.
- And much more!

If you bought the first edition then you'll enjoy this edition even more as you'll find the expanded content informative, practical and profitable.

Alternatively, if you are buying this book for the first time you have a proven and powerful resource that will show you exactly how to use real estate to achieve your financial dreams.

Readers' comments

'I'd rate this book a 10 out of 10, with the most practical, do-able and sensible advice I've read on property investment. And I would like to thank you because for the first time I have HOPE that not only is this possible, it is possible for us, and possible even in this difficult housing market.'

Karen S (ACT)

'From 0 to 130 Properties in 3.5 Years is simply the best property investing book I have read so far. Thanks!'

Shane M (NSW)

'Having finished this book I'd have to say I love it. It's written very simply yet practically. There are a number of tips that I will be implementing in my endeavours to purchase property.'

Diana E (Vic.)

'I'm halfway through this book and WOW! I can understand it! Thanks for keeping it simple and plain. I'm excited about possessing it and your principles. An extra bonus was to find your website and newsletters.'

Christine McL (Qld)

'This book is truly amazing! I have been carrying it with me to work and even quoting from it to family and friends! Will we act on the information? We already have! We have now developed a strategy for positive cashflow properties thanks to this book.'

Con V (NSW)

'This is a wonderful book. It's the first book I've ever started to read and finish. I'm one of those kids that hates reading but I couldn't help but to finish your book because I know knowledge is power. I have told countless friends about your book and the strategy of positive gearing and

they all seem to say I'm nuts, but I don't care what anyone else thinks.'

Peter K (SA)

**FROM 0 TO 130
PROPERTIES
IN 3.5 YEARS**
*Revised
edition*

Steve McKnight



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Thank you to the Real Estate Institute of Australia for providing data and other information, to Dave Bradley for partnering me in the early years of my property investing and Robert G Allen for his valuable advice about real estate investing.

And finally to you the reader — I'm delighted that you chose to invest in this book. It's now time for you to take advantage of the information I've provided by using it to transform your life.

Proverbs 3, verses 13 and 14

'Blessed is the one who finds wisdom, and the one who obtains understanding. For her benefit is more profitable than silver, and her gain is better than gold.'

Preface

Right now, as you read this book, someone in the suburb or city where you live is closing a property deal that will make more profit in one lump sum than you'll earn from your job over the next 12 months.

And if you're worried about the effects (or after-effects) of the global financial crisis, let me reassure you that more money is made as economies recover from downturns than at any other time in the economic cycle. This is because during the gloom assets are oversold to the point that values become artificially low. Once the economic climate improves, values bounce back, and those who took action at the right time become substantially richer.

We are in a time of unprecedented opportunity. Yesterday I signed the contract to sell a subdivision deal that will make a very handy pre-tax profit of \$130 643. Property transactions such as this are happening every day of every week, and unquestionably prove that you can still make a lot of money from real estate.

It begs the question then: why are you working so hard for so little pay, when you could be investing in property and taking life a lot easier? If you think it's because you're not smart enough, or that you need to be a brilliant investor to find and profit from the best deals, you're wrong.

As I've outlined in chapter 16, the subdivision deal that released this impressive lump-sum profit wasn't particularly tricky or complicated. In fact, after reading this book you'll be able to do deals just like it with your eyes closed.

The answer as to why you are not making a financial killing from property investing right now is because an experienced investor, who knows what he or she is doing, hasn't shown you how. But don't worry. That's all about to