

— FOR INVESTORS

Investor *Guide*

How to buy the right investment property in Adelaide — strategy, the numbers that matter, and building a portfolio that works.

— THE PROCESS

Building a portfolio, *step by step.*

1

Set your strategy

Decide what you want the property to do. Cashflow (strong rental yield to cover holding costs), capital growth (a suburb on the rise), or a balance of both. Your strategy drives everything else — the suburb, the property type and the price point. Be clear on your goal before you look.

2

Sort your finance & structure

Talk to a broker about your borrowing capacity, whether to use equity in your home, and the right loan structure (interest-only vs principal & interest). How you hold the property — personal name, trust or SMSF — has tax and asset-protection consequences. Get advice from your accountant early.

3

Pick the right market

Look for suburbs with a track record of growth, low vacancy, tightening supply and drivers like infrastructure, jobs and gentrification. In Adelaide's north-east, areas like Salisbury, Modbury and Ingle Farm have delivered strong yields with room to grow. I can steer you to where the numbers stack up.

4

Run the numbers

An investment lives or dies on the numbers. Work out gross and net rental yield, weekly cashflow after all holding costs (rates, insurance, management, maintenance), and the likely depreciation benefits. A property that feels right but bleeds cash every week isn't a good investment — the maths has to work.

5

Do your due diligence

Research recent comparable sales AND recent rentals. Order a building and pest inspection — an investment property still needs to be sound. Review the Form 1 with your conveyancer. Check the rental appraisal from a property manager so your yield assumptions are real, not hopeful.

6

Make your offer & buy well

Offers in SA are made in writing via a Form 1 and Contract of Sale, with conditions like finance and building inspection. As an investor you're less emotional than an owner-occupier — use that. Buying below market or with a value-add angle (a cosmetic reno, a subdivision, a granny flat) is where investors make their margin.

7

Settle & tenant it

After settlement (typically 30–90 days), the priority is getting a quality tenant in quickly to start the cashflow. A good property manager screens tenants, sets the right rent, handles maintenance and keeps you compliant with SA tenancy law. Order a depreciation schedule from a quantity surveyor to claim every dollar at tax time.

8

Review & grow

Review the property annually — is the rent at market, is there equity to draw on for the next purchase, are the holding costs still working? Investing is a long game; the portfolio grows by recycling equity and buying well, not by rushing. I'll keep you posted on when the numbers say it's time for the next one.

Costs to *budget for.*

Stamp duty

SA stamp duty is calculated on the purchase price (investors don't get the first-home concessions). Factor it in upfront — use the [calculator](#) for an estimate.

Property management

A manager typically charges around 7–9% of rent plus letting and admin fees. Worth it for the time saved, tenant screening and compliance — and it's tax-deductible.

Landlord insurance

Covers building, loss of rent and tenant-related damage. Budget a few hundred dollars a year — cheap insurance against an expensive problem.

Depreciation schedule

A one-off quantity-surveyor report (approx \$600–\$800) that lets you claim depreciation for years. On many properties it pays for itself in the first tax return.

Holding & maintenance

Council rates, water, repairs and the occasional vacancy. Keep a buffer — the best investors are never forced to sell at the wrong time.

Common *questions.*

Yield or capital growth — which matters more?

Both, and the right mix depends on your goal and cashflow. High-yield properties fund themselves and are easier to hold; high-growth properties build wealth faster but can cost you week to week. Many investors aim for a balance — a solid yield in a suburb that's also growing.

What is negative vs positive gearing?

Positive gearing means the rent covers all costs and you make a surplus. Negative gearing means the property runs at a loss that can be offset against your income at tax time, with the strategy being capital growth over time. Neither is "better" — it depends on your income, goals and risk appetite. Speak to your accountant.

How much deposit do I need for an investment?

Typically 10–20% plus purchase costs, though many investors use equity in their existing home instead of cash. Under 20% usually means Lenders Mortgage Insurance. A broker can show you how far your borrowing capacity and equity actually stretch.

Can I buy an investment property through my super?

Yes, through a Self-Managed Super Fund (SMSF), but the rules are strict and the costs are higher. It can be a powerful strategy for the right person — get specific advice from your accountant and financial adviser before going down this path.

Should I buy locally or interstate?

Adelaide has offered strong relative value and yields with lower entry prices than the eastern capitals. Buying local means you (and I) can see the property and know the streets. Interstate can diversify a portfolio but adds cost and risk. There's no need to look far when the numbers stack up here.

Investor checklist

- ✓ Set your strategy — yield vs growth
- ✓ Confirm borrowing capacity & structure
- ✓ Pick a market with growth & low vacancy
- ✓ Run the yield & cashflow numbers
- ✓ Get a real rental appraisal
- ✓ Order building & pest inspection
- ✓ Line up a property manager
- ✓ Order a depreciation schedule

Repayments Calculator

Work out holding costs before you commit.

[OPEN CALCULATOR](#)

Talk to Matt

Thinking about your first investment or your next one? Happy to run the numbers with you — no obligation.

[BOOK A CALL](#)