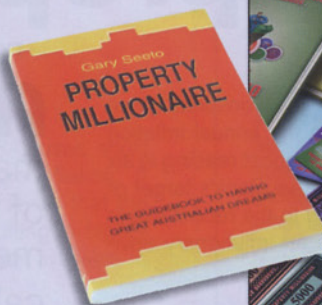
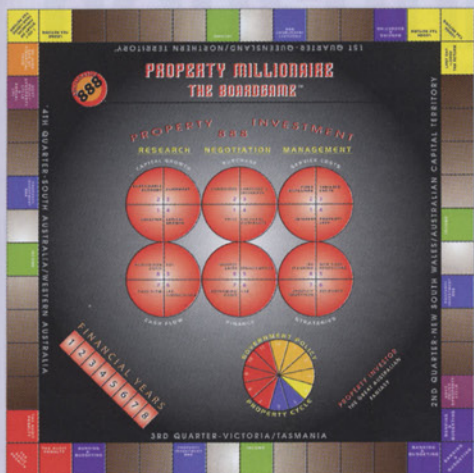




PROPERTY INVESTORS' TOOLKIT

A UNIQUE BUSINESS SIMULATION PRODUCT



Are you interested in entering the Australian residential property market and do you know how? Would the Opportunity to try it out with no risk, as often as you want, be worth investing in?

Property Millionaire – The Boardgame is the Property Investors' Toolkit in a briefcase.



It is unique in the marketplace for application, real-life simulation and scope of coverage of Australian residential property investment. It not only looks at residential property investment but realises that property investment does not operate in a vacuum.

In real life, the Property Investment Game has rules called Negative Gearing, changing interest rates, land tax, and lodging tax returns. In Property Millionaire – The Boardgame, you play by the same rules. Know the rules, and you can plan your moves to comply and optimise net returns on your investments.

The boardgame gives everyone the opportunity to test their long term strategy, see their risk profile clearly, bid against other players, make decisions on finance, open bank accounts, adhere to due diligence, see interest rate impacts, comply with government programs and tax liabilities, undertake property selection, purchase and manage cash flow.

In short, the game allows you to road test your investment strategy in a no risk environment, as many times as you need to, before you commit the big dollars. You get to learn from your mistakes and keep improving in a dynamic and changing environment just like in the real world, but without the real world consequences.

There are many good theories on property investment. Many have been tried and tested over time. But times have changed. With movements in interest rates, property prices, government decisions, living costs, and personal aspirations, how can you be certain that an approach that may have been successful today will still apply in the future? Now you can test it out with this innovative business tool.

With the average mortgage today being approx \$300,000 plus, paid over the next 20 years, purchasing property will be one of the most significant decisions that a person will make in a lifetime. Do you have the information, knowledge, skills and experience to make that decision? At \$330 plus postage & handling, Property Millionaire – The Boardgame gives you the Opportunity to sit in the driver's seat, and Road-Test property investment strategies against simulated real-life variables again and again until you are ready to go out and make it really happen.

Gary Seeto, property investor; author; creator of a unique property investment tool – "Property Millionaire – The Boardgame", and coach, provides the OPPORTUNITIES to help and inform you on how to enter the residential property market in Australia.

● The Guide Book

"Property Millionaire: The Guidebook to Having Great Australian Dreams" is written for the ordinary person with extraordinary dreams. It provides a simple blueprint on how to enter the property marketplace using eight foundation principles of property leverage. Each principle is supported by real life anecdotes.

● The Business Tool

Property Millionaire – The Boardgame is the business simulation vehicle that puts you in the driver's seat for your own financial future when it comes to: applying principles learnt, trying the best strategies for property investment, and getting exposure in a no-risk environment to the real-life business influences confronting property investors, first home buyers, and business students.

● The Community

The Young@Heart Property Investors' Community are a group of people who are passionate about property investment and want to make a difference in their community by helping each other realize their dreams and goals. They meet in person as well as on line through subscribing to the Young@Heart Forum at www.888abundance.com/forum.

● One-on-One Coaching

One-on-one coaching empowering you to feel confident in making your own decisions about your financial future.

● Coaching & Brokering On Location

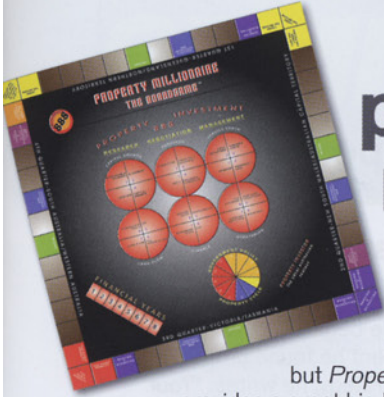
Research and analyse an area for investment. Get coached on location where you are looking to buy. Get help negotiating your deal.

● Workshop using the Property Millionaire boardgame

Get coached in a workshop with a small group of up to 8 people using the Property Millionaire boardgame business tool and build your own property investment support group.

To take advantage of these opportunities, visit our website at: www.888abundance.com or Email: gl@888abundance.com

product review



property millionaire

It's daunting (much like buying your first property) and takes a few turns to fully understand the machinations and intricacies, but *Property Millionaire – The Boardgame*, provides a great big lesson in managing wealth and investing in the property market.

Have a glance at the instructions before you start, however, if you read the instructions from beginning to end without actually rolling the dice to play, you'll find you may get lost in the numbers. This is a number management game and is best played and understood by being hands-on.

You have a designated income, you play by the rules of government and interest rates, you lodge a tax return and you build a property portfolio. The game teaches you that many outside factors dictate your portfolio, and that you should be very wary of market fluctuations and outside influences.

There is every chance that the first time you play *Property Millionaire* you could bankrupt yourself. But the game is designed to help you learn from your mistakes and move onto bigger and better things.

Gary Seeto, the brains behind *Property Millionaire*, created the game to give people the opportunity to discover the workings of the market in a paper play format before they actually dip into their actual bank accounts. It is much like a share trader trading paper stocks, before venturing into the real market. Seeto says, "Between what they have heard on how to get into property investment and making the decision to purchase, there is still a leap of faith. The gap is one of practice, experience, knowledge, and confidence. That is why I developed the boardgame – to provide a tangible process to fill the gap."

The game takes about five hours to play, longer if you intend to take your time and fully understand what is going on. Once the penny drops, *Property Millionaire* becomes an invaluable tool to recognising exactly what it takes to enter the property market.

However this is not a game that tells you exactly what to do when investing in property, it is a game designed to help you understand basic principles about cash management and investing. Have fun playing the game, learn a few things about life and managing wealth and then seek expert advice.

Property Millionaire is a great game for those who love the intricacies of the property markets and financial management and an excellent game for those who want to learn. Go to www.888abundance.com for more information.