



10 YEARS OF CLIENT SUCCESS AT CAPITAL EDGE

*See the results our clients have achieved
by investing in residential property across Australia*

The Capital**Edge** Approach

May 2026 Edition

A DECADE OF TRUSTED PROPERTY INVESTING:



With over 25 years of experience and a track record as active investors, Jonathan Fordham, AJ King and their team deliver expert guidance and personalised strategies to help clients build long term wealth through residential property. Passionate about education and results, they empower both first home buyers and seasoned investors to make confident, informed decisions on their property journey.

In 2025, Capital Edge Australia proudly celebrates 10 years of helping everyday Australians turn property goals into lasting wealth.

From humble beginnings to a trusted property advisory firm, we've guided hundreds of clients with tailored strategies, market insight, a proprietary property selection process and a strong referral network, empowering them to buy their first home, grow portfolios, and secure their financial future.



WHAT MAKES CAPITAL EDGE DIFFERENT?

We're a boutique property education firm focused on tailored investment solutions, not selling stock we currently have 'on the books'. We don't hold property or act as project marketers; instead, we source opportunities that align with each client's goals and needs. From initial strategy to securing the right property with finance clauses for peace of mind, we guide clients every step of the way, including property management, insurance, inspections, and tax effective depreciation planning.

WHAT WE DO FOR YOU:

At Capital Edge Australia, we source high quality, newly built residential properties that deliver strong capital growth and rental returns. We're more than property consultants looking for transactions, we're long term investment partners.

WE OFFER:

- Tailored Property Selection House and land, townhouses, apartments.
- Personalised Investment Plans from selection to handover.
- Education to help you make informed decisions.
- Referral Pathways and Support for brokers, financial advisors, accountants, and agents.
- A way to get into the property market with confidence. Many of our clients have been thinking about getting into property for years but haven't known where to start until meeting us.

We don't just recommend property. We partner in your long-term success.

HOW WE DO IT

Our proven, results-driven process combines expert strategy with hands-on support:

1. **Discovery and Strategy** – We assess your goals, finances, and risk profile to build a custom approach and plan to find suitable investment opportunities
2. **Property Selection** – Using strict criteria, we source off market, high growth opportunities nationwide.
3. **Full Support** – From finance to settlement, we guide you through every step.
4. **Portfolio Reviews** – Ongoing reviews to maximise returns and stay ahead of market trends.

Over 10 years, our approach has helped clients build over \$130M in property wealth.

PROPERTIES WE SOURCE:

We don't sell stock - we source what's right for you. Smart property choices in Australia's growth markets

WE SPECIALISE IN:

- **House and Land Packages** – Ideal for investors, first home buyers, and rent vestors in growth corridors.
- **Townhouses and Villas** – Low maintenance, high demand properties for rent vestors and downsizers.
- **New Investment Properties** – Fully built, tenanted, and income ready.
- **High-Yield Properties** – Dual key, co living, and secondary dwellings for stronger cash flow.
- **Selective Apartments** – Family sized, low density in lifestyle areas or school zones.
- **SMSF Properties** – Superannuation friendly assets to boost long term wealth for retirement.

EACH PROPERTY IS SELECTED FOR:

- Capital growth potential
- Strong rental demand and low vacancy rates
- Maximum depreciation and tax efficiency
- Alignment with our property selection process and criteria.

THE CAPITAL EDGE DIFFERENCE

Data-Driven

Ensure every property meets our strict investment criteria.

Tailored Solutions

No generic properties. Only properties selected that align with your goals.

Education First

We empower you with knowledge, not pressure.

Proven Results

Clients grow portfolios, build wealth, reduce owner occupied mortgages quicker and achieve early retirement.

Brand New Focus

Maximise depreciation, warranties, tenant appeal, and stamp duty savings. Minimise maintenance issues with older properties

Partner-Focused

We collaborate with brokers, accountants, financial advisors and agents to drive successful results for mutual clients.

CUSTOMER SUCCESS RATE:

Capital Edge prides itself on its dedication to the success of its clients, striving to ensure each client gets a great outcome. Since Capital Edge was founded every single customer has experienced exceptional results and the statistics speak for themselves!



AVERAGE CAPITAL GROWTH

Calculated based on properties held for at least 3 years

318% **\$55.7K**

GROWTH FROM INITIAL INVESTMENT

YEARLY AVERAGE INCREASE

BACKED BY EXPERIENCE, DRIVEN BY SUCCESS.

187

TOTAL CLIENTS

59

REPEAT CLIENTS

131M

TOTAL ASSET VALUE

57M

TOTAL EQUITY AND GROWING

GOLDEN WATTLE AVE

MOUNT COTTON, QLD



PURCHASED 2016: \$489,500
CURRENT: \$1,070,000
CAPITAL GROWTH: \$580,500
ROI: 593.00%

SHIRAN

Builder (High end builds and renovations)

As a busy builder and being self employed I worked on lots of client's projects that I saw getting fantastic growth and making them money.

I spoke to Jono from Capital Edge about how busy I was but seemed to be mainly creating wealth for others. He sourced me a property in Mount Cotton Qld that was a very passive investment for me and didn't take up anytime and all the research and follow up was done for me.

I found the whole process stress free and the property has deliver amazing growth, far more than we expected and quickly. With not much in super I am now feeling a lot more comfortable having this property and am looking to now use my equity to get another one. The whole team at Capital Edge are amazing. Give them a call.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Dale Crescent	Armidale, NSW	\$350,000	2014	\$620,000	\$270,000	385.70%
Buxton Street	Yarrabilba, Qld	\$375,000	2015	\$910,000	\$535,000	713.30%
Bayford Street	Birkdale, Qld	\$595,000	2017	\$1,250,000	\$655,000	550.40%
Highvale Court	Bahrs Scrub, Qld	\$390,000	2012	\$1,000,000	\$610,000	782.10%
Kerry Street	Marsden, Qld	\$395,000	2010	\$800,000	\$405,000	512.70%
Dale Crescent	Armidale, NSW	\$345,000	2014	\$669,000	\$324,000	469.60%
Golf Links Drive	Beveridge, Vic	\$573,000	2018	\$804,000	\$231,000	201.60%
Golden Wattle Ave	Mt Cotton, Qld	\$489,500	2016	\$1,070,000	\$580,500	593.00%
Mesa Street	Yarrabilba, Qld	\$382,500	2016	\$910,000	\$527,500	689.50%
Dale Crescent	Armidale, NSW	\$351,500	2016	\$665,000	\$313,500	445.90%
Finch Parade	Rochedale, Qld	\$599,990	2018	\$1,750,000	\$1,150,010	958.40%
Skyblue Circuit	Yarrabilba, Qld	\$446,000	2016	\$940,000	\$494,000	553.80%
Marblewood Street	Mt Cotton, Qld	\$475,700	2016	\$1,160,000	\$684,300	719.30%
Sienna Circuit	Yarrabilba, Qld	\$425,000	2016	\$910,000	\$485,000	570.60%
Lawler Road	Eynesbury, Vic	\$425,000	2017	\$820,000	\$395,000	464.71%
Bright Street	Yarrabilba, Qld	\$369,500	2015	\$880,000	\$510,500	690.80%
Marblewood Street	Mt Cotton, Qld	\$515,000	2015	\$1,140,000	\$625,000	606.80%
Marblewood Street	Mt Cotton, Qld	\$471,969	2015	\$1,150,000	\$678,031	718.30%



PURCHASED 2018: \$516,000
CURRENT: \$1,040,000
CAPITAL GROWTH: \$524,000
ROI: 507.80%

CAMERON

Tradesperson

As a self employed Tradie I was concerned for my financial future. Despite having good equity in my own home I had very little in super to help us when retirement comes along as I'm sure is the case with many self employed people.

After speaking with Jono, he explained how affordable holding an investment property and that the rent and tax returns would pay for almost all the holding costs. He sold me on Palmview in Qld and within a few years I had already seen substantial capital growth. They say property doubles every 10 t'o 12 years and this investment is well on track to do that.

This has left wife Sue and I feeling so much better about our future and reducing the tax I have had to pay along the way being a massive bonus. If you are concerned with your financial plans, then give Capital Edge a call they are great.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Golden Wattle Ave	Mt Cotton, Qld	\$492,300	2016	\$1,170,000	\$677,700	688.30%
Brainbridge Road	Ormiston, Qld	\$620,000	2017	\$1,110,000	\$490,000	395.20%
High Vale Court	Bahrs Scrub, Qld	\$395,000	2016	\$975,000	\$580,000	734.20%
Southwood Court	Mango Hill, Qld	\$488,500	2016	\$1,100,000	\$611,500	625.90%
Delaney Street	Ormiston, Qld	\$645,000	2016	\$1,210,000	\$565,000	438.00%
Olivine Court	Yarrabilba, Qld	\$471,605	2017	\$955,000	\$483,395	512.50%
Vernon Court	Mango Hill, Qld	\$499,910	2018	\$1,120,000	\$620,090	620.20%
Carnavon Close	Mango Hill, Qld	\$496,000	2017	\$1,120,000	\$624,000	629.00%
Darnell Street	Yarrabilba, Qld	\$398,250	2016	\$884,000	\$485,750	609.90%
Rossinton Street	Birkdale, Qld	\$548,000	2017	\$1,195,000	\$647,000	590.30%
Rossinton Street	Birkdale, Qld	\$545,000	2017	\$1,195,000	\$650,000	596.30%
Woodhaven Place	Redland Bay, Qld	\$553,000	2017	\$1,100,000	\$547,000	494.60%
Spoonbill Street	Birkdale, Qld	\$545,000	2017	\$1,200,000	\$655,000	600.90%
Tristania Street	Cornubia, Qld	\$540,000	2017	\$1,080,000	\$540,000	500.00%
Eagle Parade	Rochedale, Qld	\$599,000	2018	\$1,100,000	\$501,000	418.20%
Alva Court	Oxenford, Qld	\$570,000	2017	\$1,150,000	\$580,000	508.80%
Muskwood Street	Palmview, Qld	\$494,150	2018	\$1,060,000	\$565,850	572.50%
Swansea Court	Redland Bay, Qld	\$489,990	2018	\$1,050,000	\$560,010	571.50%

DUNRAVEN ROAD TWO ROCKS, WA



PURCHASED 2023: \$536,350

CURRENT: \$870,000

CAPITAL GROWTH: \$333,650

ROI: 311.00%

HARRY

Consultant (First time in the workforce)

Recently entering the workforce full time, I'd always had a strong interest in property investment. My father introduced me to Capital Edge, and after a few insightful conversations with Jono, I was fortunate that my parents agreed to act as guarantors on my first purchase.

With the guidance of the Capital Edge team, I gained an understanding of how to reduce my tax, leverage a guarantor loan, and use rental income along with tax benefits to cover the costs of the investment. Making it possible for me to enter the property market with minimal cash savings. Once completed I was thrilled the property had already increased in value by over \$100,000 and rented immediately.

Just starting out on a full time salary, I couldn't imagine saving that kind of money in a year. I'm now looking forward to removing my parents as guarantors and plan to leverage this equity into another investment in the future. At 24 years old, I'm very happy with my new found financial position. I highly encourage others to reach out to the Capital Edge team, you might be surprised at what's possible.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Henderson Heights	Redbank, Qld	\$399,990	2019	\$950,000	\$550,010	687.50%
Erskine Avenue	Kedron, Qld	\$743,600	2020	\$1,670,000	\$926,400	622.90%
Henderson Heights	Redbank, Qld	\$399,990	2020	\$950,000	\$550,010	687.50%
Banjo Close	Wollert, Vic	\$578,770	2020	\$780,000	\$201,230	173.85%
Joplin Close	Cranbourne East, Vic	\$526,900	2020	\$705,000	\$178,100	169.00%
Elgata Avenue	Logaholme, Qld	\$599,990	2019	\$1,250,000	\$650,010	541.70%
Powell Street	Torquay, Vic	\$760,000	2020	\$1,160,000	\$400,000	263.20%
Groundspeed Avenue	Brabham, WA	\$624,400	2022	\$1,090,000	\$465,600	372.80%
Pearl Street	Pallara, Qld	\$587,990	2021	\$1,140,000	\$552,010	469.40%
Sawmill Drive	Greenbank, Qld	\$536,554	2021	\$977,000	\$440,446	410.40%
Bower Vine Road	Junction Village, Vic	\$586,600	2020	\$825,000	\$238,400	203.20%
Claussen Street	Browns Plains, Qld	\$341,000	2021	\$1,040,000	\$699,000	1024.90%
Prevelley Way	Eglington, WA	\$527,000	2021	\$952,000	\$425,000	403.20%
Troubridge Approach	Eglington, WA	\$598,500	2021	\$987,000	\$388,500	324.60%
Harmony Boulevard	Palmview, Qld	\$615,000	2021	\$1,010,000	\$395,000	321.10%
Harmony Boulevard	Palmview, Qld	\$615,000	2021	\$999,000	\$384,000	312.20%
Tempo Drive	Ripley, Qld	\$487,500	2021	\$918,000	\$430,500	441.50%
Tempo Drive	Ripley, Qld	\$487,500	2021	\$910,000	\$422,500	433.30%

PERIWINKLE ST PALMVIEW, QLD



PURCHASED 2022: \$499,000
CURRENT: \$1,130,000
CAPITAL GROWTH: \$631,000
ROI: 632.30%

MICHELLE
 Council Officer

Seeing Capital Edge’s social media over a few months, I thought property investing was something I would love to do. But I never thought as a single mum of 2 living pay check to pay check it could be a reality for me.

After speaking with Jono and being lucky enough to have a parent helping me with a guarantor loan, I was able to purchase my first investment property in Palmview Qld. At the time the rent combined with my extra tax refund each year covered most of the holding costs.

3 years after I purchased the proeprty I had it revalued and was amazed it valued at \$800,000 which enabled me to remove the guarantor off my loan and also withdraw enough equity to not only purchase a new couch, fridge, and washing machine but have the deposit to buy my second property in Kuraby Qld. My financial future is now much more secure and with a plan moving forward. I would refer them to anyone.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Saphire way	Palmview, Qld	\$516,000	2018	\$1,040,000	\$524,000	507.80%
Mingle Street	Palmview, Qld	\$545,900	2018	\$1,100,000	\$554,100	507.50%
Periwinkle Street	Palmview, Qld	\$499,900	2018	\$1,130,000	\$631,000	632.30%
Swansea Circuit	Redland Bay, Qld	\$499,900	2018	\$1,090,000	\$590,100	590.20%
Barclay Street	Sandgate, Qld	\$499,000	2018	\$1,080,000	\$581,000	582.20%
Boyd Street	Redbank Plains, Qld	\$479,990	2018	\$900,000	\$420,010	437.59%
Ingot Street	Beveridge, Vic	\$579,700	2018	\$690,000	\$110,300	95.13%
Tarnook Drive	Strathfield-saye, Vic	\$391,000	2018	\$865,000	\$474,000	606.10%
Peter Street	Collingwood park, Qld	\$420,000	2018	\$990,000	\$570,000	678.60%
Russell Street	Everton Park, Qld	\$728,000	2019	\$1,580,000	\$852,000	585.20%
Dickenson Street	Carina, Qld	\$685,000	2019	\$1,130,000	\$445,000	324.80%
Bales Road	Cranbourne East, Vic	\$531,000	2019	\$720,000	\$189,000	178.00%
Swansea Court	Redland Bay, Qld	\$530,000	2019	\$1,080,000	\$550,000	518.90%
Sawmill Drive	Greenbank, Qld	\$513,321	2021	\$980,000	\$466,679	454.60%
Toovey Road	South Yunderup, Qld	\$521,750	2022	\$830,000	\$308,250	295.40%
Ballidu Road	Dawesville, Qld	\$548,200	2022	\$970,000	\$421,800	384.70%
Althorpe Grove	Eglington, WA	\$651,300	2022	\$1,030,000	\$378,700	290.70%
Althorpe Grove	Eglington, WA	\$600,650	2022	\$910,000	\$309,350	257.50%

IMPRESSIONS DRIVE EGLINGTON, WA



PURCHASED 2023: \$499,990

CURRENT: \$800,000

CAPITAL GROWTH: \$300,010

ROI: 300.00%

LANYON & TAMMY
Health Care Workers

My partner and I were referred to Capital Edge. We weren't sure if an investment property was within our budget or where to buy. Working hard to build equity in our home we wanted to use it to secure our future.

Capital Edge guided us toward growth areas, encouraging us to consider interstate options aligned with property market cycles. We chose WA, and although the house is still under construction, we've already seen over \$100,000 in capital growth. Saving that on our own would've taken years. Excited for the property's completion we appreciate the teams support through the final steps; selecting a property manager, arranging a depreciation schedule, and securing the right insurance. We can now review our goals and plan for our next property! This deal almost fell through when our bank withdrew finance at the last minute. We nearly gave up, but Capital Edge kept us confident it could be done. They referred us to a broker who secured finance within weeks and without them we'd have missed out.

Capital Edge hasn't just helped us make smart investments; they've given us the knowledge and confidence to move forward, backed by professionals who are passionate, respectful, and genuinely supportive. We're happy to speak with anyone considering working with them.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Brickfield Road	Aspley, Qld	\$729,800	2022	\$1,070,000	\$340,200	233.10%
Badgerup Avenue	Lakelands, WA	\$513,800	2022	\$852,000	\$338,200	329.10%
Badgerup Avenue	Lakelands, WA	\$485,700	2021	\$880,000	\$394,300	405.90%
Hearson Avenue	Eglinton, WA	\$527,200	2021	\$975,000	\$447,800	424.70%
Cascade Street	Raceview, Qld	\$482,000	2022	\$825,000	\$343,000	355.80%
Allingham Street	Kuraby, Qld	\$555,500	2023	\$840,000	\$284,500	256.10%
Loggers Court	White Rock, Qld	\$713,610	2022	\$1,070,000	\$356,390	249.70%
Kirkby View	Eglinton, WA	\$608,350	2022	\$950,000	\$341,650	280.80%
Sandbanks Road	Baldavis, WA	\$517,550	2022	\$885,000	\$367,450	355.00%
Volunteer Street	Two Rocks, WA	\$492,850	2023	\$810,000	\$317,150	321.80%
Alverstone Boulevard	Lakelands, WA	\$519,450	2023	\$830,000	\$310,550	298.90%
Swiftshire Road	Madora Bay, WA	\$709,950	2023	\$950,000	\$240,050	169.10%
Baileys Lane	Park Ridge, Qld	\$680,000	2023	\$1,090,000	\$410,000	301.50%
Dunraven Road	Two Rocks, WA	\$536,350	2023	\$870,000	\$333,650	311.00%
Sophora Street	White Rock, Qld	\$642,900	2023	\$985,000	\$357,100	266.10%
Woongan Street	Southern River, WA	\$649,000	2023	\$920,000	\$276,000	214.31%
Woongan Street	Southern River, WA	\$644,000	2023	\$900,000	\$220,000	161.84%
Woongan Street	Southern River, WA	\$680,000	2023	\$900,000	\$251,000	193.42%



PURCHASED 2016: \$446,000
CURRENT: \$940,000
CAPITAL GROWTH: \$494,000
ROI: 553.80%

STUART
 Executive General Manager

I approached Capital Edge in 2016 to help me reduce my tax through property investment. I also wanted something that would deliver capital growth.

They sourced a property in Yarrabilba Qld and it has delivered in spades. I was extremely happy with their property selection process, and the support throughout the construction and at the handover of the house.

Since then, I have also engaged them to help my son get into the property market. That was in 2024 where they put him into Two Rocks WA with a guarantor loan from my wife and me. Again, this investment has delivered, with over \$100,000 capital growth in the first year. I highly recommend dealing with the Capital Edge team.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Tuilp Street	Park Ridge, Qld	\$685,844	2023	\$1,010,000	\$324,156	236.30%
Impressions Drive	Eglington, WA	\$499,990	2023	\$800,000	\$300,010	300.00%
Karnak Parkway	Dawesville, WA	\$585,700	2023	\$700,000	\$114,300	97.66%
Ambon Street	Wellard, WA	\$550,237	2023	\$830,000	\$279,763	254.20%
Coppice Crescent	Banya, Qld	\$745,210	2024	\$1,010,000	\$264,790	177.70%
Westaway Road	Pinjarra, WA	\$549,990	2024	\$850,000	\$300,010	272.70%
Grady Way	Grange, SA	\$796,990	2024	\$1,030,000	\$240,000	151.90%
Archipelago Way	Two Rocks, Qld	\$632,540	2024	\$860,000	\$227,460	179.80%
Puritan Avenue	Two Rocks, Qld	\$619,990	2024	\$870,000	\$250,010	201.60%
Allingham Street	Kuraby, Qld	\$555,500	2022	\$1,600,000	\$1,044,500	940.10%
Orchardleigh Boulevard	Lakelands, WA	\$569,990	2023	\$920,000	\$350,010	307.00%
Sienna Village	Morayfield, Qld	\$549,900	2023	\$700,000	\$220,100	200.13%
Sienna Village	Morayfield, Qld	\$569,990	2023	\$700,000	\$130,010	114.05%
Swinden Avenue	Cheltenham, Vic	\$925,000	2020	\$1,400,000	\$475,000	256.80%
Swinden Avenue	Cheltenham, Vic	\$925,000	2020	\$1,400,000	\$475,000	256.80%
Mark Lane	Waterford West, WA	\$549,990	2022	\$1,150,000	\$600,010	545.50%
Candela Parkway	Baldavis, WA	\$385,000	2022	\$970,000	\$585,000	759.70%
Candela Parkway	Baldavis, WA	\$253,500	2022	\$970,000	\$716,500	1413.20%

TULIP STREET

PARK RIDGE, QLD



PURCHASED 2023: \$685,844
CURRENT: \$1,010,000
CAPITAL GROWTH: \$324,156
ROI: 236.30%

WOONGAN STREET

SOUTHERN RIVER, WA



UNDER CONSTRUCTION

PURCHASED 2023: \$644,000
CURRENT: \$920,000
CAPITAL GROWTH: \$276,000
ROI: 214.31%

TONI & WAYNE

Marketing & Police Force

We approached Capital Edge in early 2023 with the idea of wanting to create future wealth for us and our 2 girls. We had worked hard to get our own mortgage under control and also build our super balance.

Sitting with Jono and AJ and working through our situation we were educated around how affordable an investment property would be through tax deductions (depreciation) and also with better rent returns in certain states. We are wanting to utilise the growth in our investment portfolio to help reduce our own home mortgage quicker.

We purchased our first property through them soon after in Qld and then followed this with setting up an SMSF and them sourcing a property in WA for us in Southern River. This is about to be handed over and has already grown by over \$150,000 which is unbelievable. When the ability to leverage within super was explained it seems a no brainer to look at property to super charge it's balance and have a much higher base growing. We wouldn't hesitate in recommending Capital Edge and the team.

STREET	LOCATION	PURCHASE PRICE		CURRENT VALUE <small>*(Based on realestate.com.au as of Oct 2025)*</small>	CAPITAL GROWTH	ROI <small>*(Based on a 20% downpayment)*</small>
Menzies Promenade	Derrimut, Vic	\$345,000	2010	\$817,000	\$472,000	684.10%
Mt Cotton Road	Capalaba, Qld	\$445,000	2010	\$1,170,000	\$725,000	814.60%
Smeaton Road	Clunes, Vic	\$162,000	2014	\$438,000	\$276,000	851.90%
Delancey Street	Ormiston, Qld	\$635,000	2016	\$1,360,000	\$725,000	570.90%
Barron Road	Birkdale, Qld	\$555,000	2018	\$1,300,000	\$745,000	671.20%
Reedmans Road	Ormeau, Qld	\$482,000	2016	\$1,110,000	\$628,000	651.50%
Magnolia Road	Junction Village, Vic	\$628,600	2021	\$800,000	\$171,400	136.30%
Warwarick Court	Leopold, Vic	\$551,534	2021	\$650,000	\$98,466	89.30%
Lancing Court	Huntfield Heights, SA	\$593,000	2022	\$860,000	\$267,000	225.10%
Colburn Avenue	Victoria Point, Qld	\$799,500	2022	\$1,070,000	\$270,500	169.20%
Colburn Avenue	Victoria Point, Qld	\$799,500	2022	\$1,070,000	\$270,500	169.20%
Colburn Avenue	Victoria Point, Qld	\$799,500	2022	\$1,070,000	\$270,500	169.20%
Jodie Louise Avenue	Costwood Hills, Qld	\$529,815	2021	\$955,000	\$425,185	401.30%
Allingham Street	Kuraby, Qld	\$485,500	2022	\$840,000	\$354,500	365.10%
Kirkham Hill Terrace	Maylands, WA	\$760,000	2021	\$1,350,000	\$590,000	388.20%
Sissman Street	Davoren Park, SA	\$456,800	2023	\$625,000	\$168,200	184.10%
Sharperton Meander	Dudley Park, WA	\$550,740	2023	\$740,000	\$189,260	171.80%
Sharperton Meander	Dudley Park, WA	\$550,740	2023	\$740,000	\$189,260	171.80%

TYPICAL CLIENTS WE WORK WITH

1 TRADES PEOPLE & SELF-EMPLOYED

- Looking to build long-term financial security.
- Interested in SMSF property strategies.
- Need guidance on finance structure and risk.

2 YOUNG PROFESSIONALS, FIRST-TIME INVESTORS AND RENTVESTORS

- Eager to get into the market via rent vesting.
- Value education and strategic planning.
- Priced out of preferred suburbs but motivated to start by renting in preferred location and investing where they can afford.

3 ESTABLISHED FAMILIES

- Dual-income households planning for the future.
- Seeking passive income and tax-efficient strategies.
- Investing for children's education or retirement.

4 TIME-POOR, INCOME-RICH CLIENTS

- High earners needing end-to-end, low-risk strategies.
- Want to reduce tax while growing wealth efficiently.
- For small business owners, building assets outside of their business.

TYPICAL CLIENTS WE WORK WITH

5 SMSF INVESTORS

- Require support with compliance and structuring.
- Wanting to supercharge their super asset base
- Seeking to leverage super into high-performing property.

6 CLIENTS PREVIOUSLY BURNED BY BAD ADVICE

- Previously sold poor or overpriced property.
- Now seeking education, support, and understanding of the risks associated with property investment.

7 GUARANTOR LOAN AND FIRST HOME BUYERS

- Using family support to enter the market.
- Need guidance on structure, incentives, and long-term planning.

8 FIFO WORKERS

- High income, time poor individuals looking to reduce tax and build assets.
- Looking for streamlined, wealth-building investment options.

RUSSELL STREET EVERTON PARK, QLD



PURCHASED 2019: \$728,000
CURRENT: \$1,580,000
CAPITAL GROWTH: \$852,000
ROI: 585.20%

ERSKINE AVENUE KEDRON, QLD,



PURCHASED 2020: \$743,600
CURRENT: \$1,670,000
CAPITAL GROWTH: \$926,400
ROI: 622.90%

TONY

Director (Sporting Apparel Company)

I had known Jono for over 10 years when he finally convinced me to meet and look at my financial set up and how I could achieve my goals through property.

He explained how Capital Edge identifies markets due for growth, in line with location and property cycles and how with a slightly higher borrowing capacity and spending a bit more on the properties I could get something in an established suburb and fast track the growth. We identified 2 suburbs 7 kms out of the CBD.

I purchased one in my own name to reduce tax and create growth, one in my super to increase my asset base and have my money working smarter for me. Both of these properties once built delivered not only amazing rental returns compared to if I had purchased property in my own back yard in Victoria but saw instant growth leaving me in a great position financially thanks to these 2 smart buying decisions. I am glad I sat down with Capital Edge and would highly recommend that you do too.

NEXT STEPS

If this book has inspired you to begin your property investment journey and start growing wealth the Capital Edge way, then contact us today for an obligation free consultation!

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WHAT CAN YOU DO WHILE YOU WAIT?

1. Read the "Becoming an Educated Property Investor"
2. Chat to a broker about your borrowing capacity (we can introduce you to one if needed)
3. Think about your plans for your future, can you afford not to invest?
4. Check out our website, educational videos and follow our social media pages.

DISCLAIMER

ALL REPRESENTATIONS ARE GENERAL IN NATURE AND WERE TRUE AT THE TIME OF PUBLICATION

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OUR PROPERTY
INVESTOR BOOK!**



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WEBSITE!**