



BBX Property Investment News

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"Another BBX customer, great, here comes my super". [Think smart, think BBX!](#)

FACTS YOU SHOULD KNOW

BBX is the only main board listed trade exchange in the world.

The NSX Listed BBX Property Investment Fund is the only one of it's kind in the world.

BBX has real estate for purchase everyday to it's membership base.

BBX Insurance is your opportunity to use up to 30% bbx trade dollars into your business insurance policies (Excl. Govt. charges a& taxes.)

BBX Interest Free credit loans are available for members wishing to purchase real estate.

Only BBX understands your need to wealth create using trade dollars as a platform for your future!

The Property Investment Fund roadshow has now wound up for 2008 and has again proven to be a huge success this year with many smart BBX members taking up on the offer to choose to wealth create using their BBX trade dollars.

Choosing between a straight out investment into the listed Property Investment Fund by purchasing shares on a \$2000 cash and \$8000bbx ratio or by using their own Self managed Super Funds to make the purchase, BBX members are beginning to realise two things from this, long term investment for the future and secondly the tax benefits associated with using their BBX trade dollars into their own Self Managed Super Fund.

Following is a draft letter from the Chairman of the BBX P.I.F. Mr. Simon Touma,

I am pleased to be able to inform you that our latest fundraising for the BBX Property Investment Fund Ltd. has closed with over \$1.8 million raised including \$500,000 in cash. Despite the short term challenges we are seeing in financial markets it was heartening that the raising was well supported. The total raised over the last 2 years now stands at nearly \$16 million.

If you go to our website at www.bbxpropertyfund.com.au you can review the listing of properties we have settled or are in various stages of consideration, exchange of contracts and financing. The directors continue to be cautious and now believe that the interest rate cycle in Australia may have peaked. The next move in interest rates may be down. It is still our belief that the next 12 months will offer excellent buying opportunities for patient investors who have a long term view.

The subprime lending disaster in America that has infected the global financial system does not change the fundamentals of long term investment in real estate. Building approvals on the east coast continue to fall behind the needs of the community which will very likely lead to higher prices and rentals as predicted by a number of commentators.

It is probably the case that our buy prices in some areas of Sydney are still flat or falling despite the higher rentals being achieved. Certainly valuations coming from a number of areas continue to be quite pessimistic. The effects of higher interest rates will continue to hurt the property development market that we buy from for some time. Even in Western Australia we have been offered properties with a 30% BBX component but have chosen to watch as the market in the west continues to come off it's highs.

Your directors believe that our patience will be rewarded with a portfolio of growth properties when the market moves into recovery phase and eventually prices rebound. As always we advise you to consider your investment options carefully in conjunction with your Investment advisors. You should aim to build a diversified investment portfolio of which property is one important part.

Yours faithfully,

SIMON TOUMA
Chairman.

Even though the end of the 2009 financial year is a long way off, there is no better time to start to looking at investing into your own future than today. You have two options here to assist you;

- A/ Straight out investment into the Listed Property Investment Fund using 20% cash and 80% BBX
- B/ Setting up your own Self Managed Super Fund and investing through this to gain maximum tax advantages.

Want to know more? Contact Tim Creasy at BBX Head Office on 02 9499 1100



