



A secure asset that you can see and touch.

Very compelling

Your property investment will generate regular rental income, extra cash to live on, and can help meet the costs of the investment. A well chosen property has the potential to rise in value, giving you capital growth over time.

An investment property can also provide potential tax savings. Many of the costs of owning a rental property can be tax deductible, making your investment more affordable. There are two main types of property investment to choose from.

- Residential property; including houses, units or townhouses.
- Commercial property; made up of offices, shops and warehouses used for business purposes.

Residential properties tend to experience lower vacancies and higher demand, most investors prefer residential property because it's something we're usually more familiar with.

Your strategy

The property investment best suited to your needs will depend on your goals. Some want to make money on the **rising value** of the investment property through capital growth. This means buying in an area where property values are likely to rise due to population increases, or growing lifestyle features like cafes and shops. Values can also increase in older suburbs where property renovation activity is strong.

Others focus on the **rental yield** of their investment. This is the rental return your property investment earns compared to its market value.

Generally speaking, **capital growth** tends to be stronger for investment properties located in and around vibrant cities. Rental returns on property are often **higher** in outer suburbs or regional areas where capital growth can be lower.

It's also worth thinking about the type of investment property you would prefer. Units and apartments often require less maintenance than a freestanding house, and they can be more affordable. Houses benefit from growth in the value of the land they're built on.

A newly built investment property can offer greater depreciation benefits than an older property. However, there may be good opportunities to improve the value of an older property through renovations.



Property options

Owners of real estate find it harder than ever to get the attention they deserve from service providers. Westport Properties Inc was created to fill the gap between the service and results that our clients have the right to expect and what other providers are willing and able to deliver. With Westport's leasing and property management group as our real estate foundation, choose Westport to make sure real estate owners have the best possible experience and financial results.

We are passionate about positive real estate outcomes as well as the experiences our clients have on the way to those results. Westport's experts work alongside clients when they need representation to identify and negotiate opportunities. We also help investors with capital markets matters such as investments, mortgages, joint venture structuring and structured debt and equity placement

Philosophy

Westport's philosophy is driven by relationships - with our partners, with our residents and with the community. We strive hard to incorporate integrity and pride into everything that we do. We stand behind our communities and by the tenets that drive our success:

- **LOCAL MARKET DRIVEN APPROACH**

Westport's philosophical belief is that the creation of value begins with community involvement and a market driven approach. This approach to real estate is based on an intense analysis of, and expertise in, local market dynamics and demographics. That knowledge is then incorporated into every aspect of our development approach.

- **FOCUS ON EXECUTION**

Westport's philosophy is based on extensive planning and a focus on execution - striving for perfection in every aspect of the development process. This is accomplished through the closely coordinated teamwork of city officials, community leaders, local professionals, property management, and the Westport team.

- **PARTNERSHIP WITH COMMUNITIES, INVESTORS AND LENDERS**

The quality of Westport's relationship with its partners is a vital part of the company's future success. Westport acquires real estate to create value for the community we are investing in, as well as value for its investors. Every project has an ending, but the relationships with the community, partners and lenders will extend over many years.

Westport and their Partners are continually looking for new development opportunities. If you have property for sale or are interested in a joint venture partnership, we encourage you to contact us at info@Westportproperties.ca.