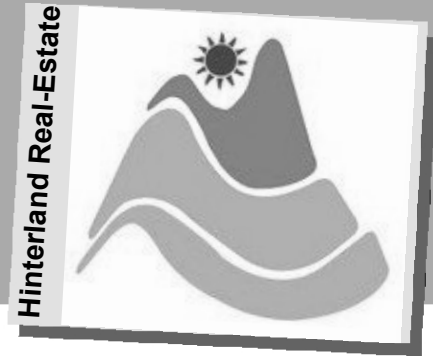


KEEPING **IN TOUCH**

Community Newsletter

Summit Property Group is helping people to buy, sell or invest in Real Estate in the Gold Coast Hinter-



Hello!

This issue of *In Touch* is being sent to you courtesy of the **Summit Property Group**

It is our way of saying that you are important to us and we truly value your business. Please feel free to pass this newsletter on to friends, staff and colleagues

Enjoy!

Mathilde Lewis
0412 756 958



Born Free, Taxed to death

Real estate investment brings you a double benefit. It enables you to accrue capital wealth and it can reduce your tax – in fact it can eradicate your personal tax and start building up tax credits. The money you used to pay in tax can be diverted into paying interest on funds you borrow to buy investment property.



Let us suppose you paid \$36,000 last year in tax. If, instead, you set up to pay that amount in interest at 7.5 percent, you could borrow \$480,000. On average real-estate is going up in value by about 10 percent annually, so an investment of \$480,000 in real estate would bring you an average capital growth of \$48,000 per year.

What return did you get on the \$36,000 you paid in tax? - nil.

Have you ever wondered why “the rich get rich and the poor get poorer”?

You have just taken the first step to joining that first group.”

Tax minimisation is the secret of the rich. If you think you might like to join them you can contact me by calling **0412 756 958**



Funny Bone



Bad Dog

While waiting for a bus, the blind man's dog decided to go to the bathroom all over the blind man's legs.

A passerby commented to the blind man,

"What! That dog just went to the bathroom all over your legs, and you are petting him?!"

Are you crazy?"

To which the blind man replied,

"Madam, I am not petting him, I am feeling for his bottom, so I can kick him."

Human babies are born with more than 300 bones but the adult skeleton has only 206.

The reason for this is because as we grow, some of our bones fuse together.

Although it is rumored that Coca-Cola was originally green in color, the Coca-Cola Company refutes this, saying that while the famous contour bottle was green, the drink itself has always been brown since it went on the market in 1886.



Calendar *Our community*

- Beechmont Community Markets Sunday 19th June. 8am > Midday at the Beechmont community centre
- Book & Op Shop at the Beechmont Old School Library 19th. proceeds go back to the community 5533 3358
- 13th Queens birthday long weekend
- CRAFTERS. 1st & 3rd Wednesday of the month 9:30am at the old Beechmont hall Contact Sandra Phone 5533 3639

Obligation Free Appraisals and pricing advice

Hinterland Real-Estate

Are you thinking of Selling?
If so, we would LOVE to talk to you.

Top 7 Reasons you should use Summit Property Group to sell your Home

- 7 We offer you the excellent high quality service that you deserve
- 6 Your property will be listed on our, as well as realestate.com and other web-sites for potential buyers to see 24/7
- 5 We constantly monitor the market to make sure your home stays competitive, we provide you with regular analyses.
- 4 We provide regular feedback so you are never left in the dark wondering what buyers thought of your property.
- 3 You will always have someone available to help you. We ensure that you are taken good care of.
- 2 We will do our absolute best to ensure that you get the most money in the shortest time with the fewest problems.
And...

The #1 reason you should use Summit Property Group when selling your home...

- 1 We offer a 100% Satisfaction Guarantee! If you are not completely happy with your service at any time, you can terminate your contract with us at no cost.* Some Conditions apply

For further information, please call me,
Mathilde on 0412 756 958
between 8:30am to 6pm, 7 days per week

Same day property inspections are normally available to buyers within 25 minutes so you can see the entire property and have all your questions answered. With no sales pressure—guaranteed!

Horse Riding for Well-Being



Combining physical exercise with our favorite pets or animals is the ideal way to keep fit, simply because it doesn't feel like effort. Dog owners, for example, often walk many kilometers for the benefit of their beloved pooches

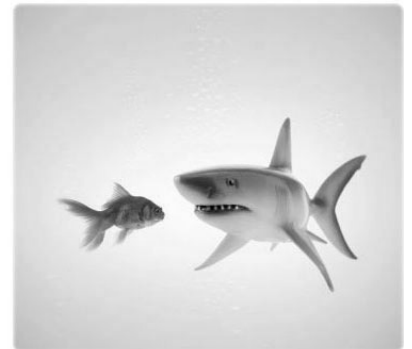
and derive enormous health benefits for themselves at the same time.

For anyone with a love of horses, trekking across the countryside is a great way to beat stress and benefit from the clean, fresh air. The cardiovascular workout derived from an hour's ride is believed to equate to a 30-minute jog or bicycle ride. Not only that, but in terms of conditioning the deeper muscles in the body that often remain unaffected by other types of exercise, horse riding is just superb.

The amazing therapeutic benefits of horse riding are well reported, and disabled and autistic youngsters in particular seem to show immense improvement, sometimes after even just one session. Of course, there is no need to go to the expense of owning your own horse unless that's what you prefer. Just book yourself in for regular sessions at your nearest stables and get out there into the wild blue yonder.

Be More Courageous

Aristotle believed, and I think correctly, that courage is the first of the human virtues, because it makes the others possible. Courage is the ability to exercise your free will and make things happen in the face of setbacks and unforeseen challenges, by selecting healthy role models and mentors and taking daily actions that define who we are to become.



We are not what society and randomness have made us. We are a nation of immigrants, most of whom arrived with nothing more than hope and a willingness to do whatever it takes to achieve our own dream. We are what we have chosen to be from the depth of our very souls and being. We are self-made based upon our beliefs.

No significant decisions—personal or business—have ever been undertaken without the attendant feelings of anxiety, uncertainty and guilt. The commitment to wade through these inevitable crises is the meaning of courage. To gain courage is to change your beliefs about what you deserve and about what's possible with patience and persistence.

Get out of your comfort zone and stretch your limitations this week!



Where Has All the Courtesy Gone?

Look at some of the happiest and most enduring relationships between couples and in families and what often stands out is the respect and courtesy with which they treat each other. They say “please” and “thank you” and they don’t expect their partners or family members to behave in a certain way or to do certain things.

What they do is treat their loved ones in the same way that they would treat their friends.

When we live alongside our spouse and children and when our lives become closely entwined with our relatives, we tend to take these people for granted and forget that some of the things we ask of them are not things they are obliged to do. We lose sight of the fact that although we might be married, our husbands and wives are individuals in their own right and that they are not there merely to be at our beck and call. We come to expect and demand instead of asking, as we would of a friend.

Our relationships are precious, but they can only endure if we treat those closest to us with the same degree of respect and courtesy that we would show to others. We all need to feel valued and appreciated for the things that we do, and the principle of “do as you would be done by” is not a bad one to live by.

Where Do You Go to Be Inspired?

We all have times when we are wrestling with a thorny problem or are desperate to generate new ideas but inspiration simply eludes us. We end up going around and around in circles and, instead of things becoming clearer, the waters just get murkier and murkier.

Something that is worth trying when you find yourself locked in your own head and unable to come up with answers is to seek out a new perspective.

When we are constantly in the same physical environment, there is very little (if any) new stimulus to make us think differently.

Looking at the same four walls or being around the same people does not do anything to spark new trains of thought or allow our imagination to run wild, and often the environment itself is full of distractions. Sit at home and try to come up with ideas for a new career direction, for example, and chances are that all you will be able to focus on is that you should be playing with the kids or attending to that dripping tap in the kitchen. On the other hand, take yourself out for a walk in the countryside or sit yourself down on a beach and watch the waves roll in, and your thoughts can truly be free to take flight.



Full of Beans ... Full of Health

Except for the type that comes out of a can, beans are an underutilized source of nutrition in many of the wealthier countries. These little powerhouses are full of vegetable proteins and dietary fiber and are a great source of carbohydrates, calcium, potassium, iron and sodium. Although potassium is also found in bananas, dried apricots, carrot and prune juices, spinach, and certain types of fish, beans actually contain some of the highest levels of the mineral, which is vital for the health of the nervous system, brain function and normal muscle growth. The levels of potassium in the body can easily become depleted in those who take corticosteroid and certain other types of medications, and many doctors and scientists believe that insufficient potassium could be responsible for widespread illnesses such as fibromyalgia and myofascial pain syndrome.

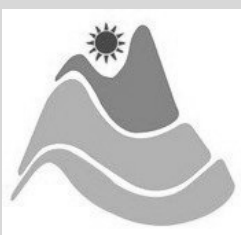


For those with an eye on fat content, beans also make an ideal replacement for fattier foods such as meat; this is almost certainly one of the reasons why Mediterranean diets, which typically include a lot of beans, tend to lead to better health and greater longevity. In fact, for those who are looking to lose weight, beans are ideal because they contain a specific type of starch that is not easily digested by the body and they fill you up more quickly, which means that you are less likely to overeat.

Keeping

IN TOUCH

The **ULTIMATE** Customer Newsletter!



**From the desk of
Mathilde Lewis**

Selling your home is a big decision and using the right agent is vital.

At Summit Property Group you will receive a professional and friendly service that will achieve your goal, whether you are buying, selling or renting.

Daniel and I will continue to cover properties in Lower Beechmont, Advancetown, Beechmont Canungra and Binna Burra while our new addition—Lisa Brown will cover Tallai, Worongary, Springbrook and Tamborine.

You deserve great service whether you are looking for your first hinterland home, upgrading, selling your tenth home, or exploring investment opportunities. I will help you understand what is happening in the hinterland real estate market.

I am an expert at helping both buyers and sellers but even if you're not ready to buy or sell a home right now, we like to keep you up to date and informed through this newsletter and property guide.

Best wishes, and I'll write again soon.

Mathilde

0412 756 958

PS: We are currently seeking rental properties

Summit Property Group

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www.glasbergen.com



**“Organized people are just people who
are too lazy to look for things!”**

Do You Know Your Spiders From Your Insects?

If you are one of those people who refer to spiders as insects, then you certainly aren't alone. These two groups of creepy crawlies are quite distinct, however, and they have a number of discernible differences.

The group of creatures known as insects contains millions of species of invertebrates, most of which can walk and some of which can also fly by using either one or two sets of wings. Nearly all insects have three pairs of legs, and in some cases, one of those pairs is specially designed for jumping, as in the case of the flea, which can jump to heights of 200 times its body length. Insects also have three distinct parts to their bodies, namely the head, thorax and abdomen, and in most cases they have compound eyes, which give a very wide field of vision, and jaws, which are excellent for chewing.

Spiders, on the other hand, are from the arachnid family and instead of having just six legs, they have eight.

Spiders can't fly, although a great many species can jump.

In addition, arachnids only have two parts to their bodies, namely a combined head and thorax, and an abdomen.

They don't have compound eyes and their jaws are designed for piercing rather than chewing.



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