



THE PROPERTY ARENA

Property Education & Buyer's Agency

Visit stall H45 to book in a FREE 30min Strategy Session

What makes us different to other Buyer's Agents?

The Property Arena is a Premier Buyer's Agency specialising in sourcing Residential & Commercial properties nationwide - a one stop shop. Our speciality is finding under market value properties with high yields, tailored to meet your specific goals and needs, whether for renovation, long-term investment, or cashflow purposes.

What Investment experience do we actually have?

Arena McLellan, Director of The Property Arena, accumulated a successful property portfolio of 10 investment properties (Residential & Commercial) before the age of 24.

She brings extensive experience not only from her own portfolio, but as a former Business Banker for NAB & Westpac Group, dealing with home, commercial & business lending, namely for property transactions - particularly investment. On September 2021, she was awarded the **#1 Small Business Banker in Australia** for NAB's Sprint to Summer Competition as well as many other awards whilst in the banking industry.

An international presenter, Arena has shared her expertise on Australian property in various venues across Australia and the US, including a recent event in Florida in December 2023 featuring successful entrepreneurs like Tommy Hilfiger, Elizabeth Hurley and Tim Gannon.

Why you need a Buyer's Agent:

Here are a few reasons why a buyer's agent can be an invaluable resource.

1. **Access to off-market properties:** We have access to properties which haven't yet been listed, this is a significant advantage in a competitive market, as you'll have access to more options than other buyers.
2. **Negotiation skills:** We handle negotiations with the agent on your behalf, so you can get the best possible deal!
3. **Time savings:** Searching for properties is very time-consuming process. We take this off of your hands and do the research & due diligence for you!

We can save you time, money, and stress while helping you find a property that is a "best seller."



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Our Recent Purchases & Performers

Example #1

- Residential 3 Bed Villa in North Perth, WA
- Off Market Purchase for \$389,000
- 8.02%** Gross Yield (at settlement)
- Purchased \$44,000 to \$53,000 under market value
- Within 3 months, estimated value around \$470K



Example #2

- Residential 2 Bed Flat in South East, QLD
- Off Market Purchase for \$196,500
- 9.72%** Gross Yield (Post Renovation)
- After \$28K Cosmetic Renovation, estimated value now \$320,000 (\$123,500 Growth)



Example #3

- Residential 3 Bed Villa in East Perth, WA
- Private Sale for \$295,000
- Within 10 months, now valued around \$410,000
- 8.81%** Gross Yield (at settlement)



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