



# Property the key in building a solid future

## myinvestments

ANGELO Benedetti has used property as a building block for his other investments. The director of Oracle Lending Solutions says his business has been his best-performing investment.

### What was your first investment and how did it go?

The purchase of two residential properties in Adelaide's western suburbs. They have now tripled in value and I have been able to use the equity in these properties to buy other properties without contributing any additional funds. They were a great purchase.

### What is your favourite investment class?

Property, because of the growth property has over the long term, the ease with which you can find a tenant and the leverage you can get when borrowing money. If used properly, property can be the foundation for your wealth creation.

### What is the best investment advice you have received and who was it from?

Have a diversified, balanced approach to all investment classes.

Make sure you don't put all your eggs in one basket. This advice has formed the basis of my approach to investments, and came from a close friend who is a successful financial planner and property investor.

### How do you approach investment risk?

By ensuring a balanced approach to my investments and through diversification. I have a mix of investments including property, shares and managed funds.

### What has been your best performing investment?

My investment in my finance broking firm, Oracle Lending Solutions. We are a boutique firm that assists people with wealth creation. Oracle has helped me build a wealth of knowledge that I use myself and share with my clients.

### And the worst?

An apartment. It was the first apartment complex in the area and was ahead of its time.

### How would you invest \$25,000 if you were given it tomorrow?

I would invest this in my business and enhance our IT systems to further improve the delivery of information.

### How do you feel about man-

### aged funds?

I invest a fair bit in managed funds. It helps me to spread my risk. Like many professionals, I am time poor and use the expertise of a specialist to invest in managed funds.

### How do you feel about investing overseas?

Fine. Through the managed funds, we have access to overseas investments and it enables us to take advantage of the huge growth overseas, especially in India and China.

### Do you make extra repayments off your mortgage?

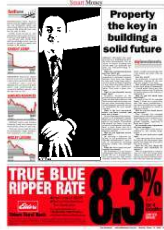
Yes, I pay extra every week in addition to my normal repayments.

### How do you treat your credit card?

I take advantage of the interest free period and the frequent flyer points but make sure it's paid in full every month.

### How do you feel about life insurance and disability insurance?

With a young family to support, both are vital. Too many Australians are underinsured. My insurance needs are reviewed annually with my financial planner.



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