



MERIDIAN AUSTRALIA

PROPERTY INVESTMENT | ANALYSIS DRIVEN

WE IDENTIFY HIGH PERFORMING INVESTMENT
PROPERTIES USING A DETAILED AND
COMPREHENSIVE ANALYSIS METHODOLOGY.



ABOUT US



Founded in 2011, Meridian Australia specialises in property investment within the Australian residential market, utilising a carefully formulated and extensive analysis methodology, with a track record of proven results.

Our research team and robust Investor Panel, consisting of leading independent economists, utilise our comprehensive model to identify growth locations and investment opportunities.

Our team guides clients at all levels of their property investment journey, from first time buyers, to experienced property investors.

We assist through the entire property investment process, from explaining the research on selected markets and securing the property, through to liaising with property managers, solicitors and mortgage brokers. We also provide post purchase support with ongoing annual portfolio reviews.

We understand that each property purchase is a large decision, our focus is to ensure that you have a seamless, comfortable and successful experience.

RESULTS

Our meticulous approach has seen clients develop highly successful portfolios for over a decade.

DATA & RESEARCH

We conduct detailed research on all market fundamentals utilising the data and analytics from leading sources.

INVESTMENT PANEL

We consult with the brightest minds in the property industry, offering a unique and unbiased opinion on capital growth drivers.

COMPREHENSIVE APPROACH

By taking control of all moving parts of the investment process our clients receive ongoing support and are able to invest with ease.



50+

COLLECTIVE YEARS'
EXPERIENCE



1500+

CLIENTS' PURCHASES



\$700M+

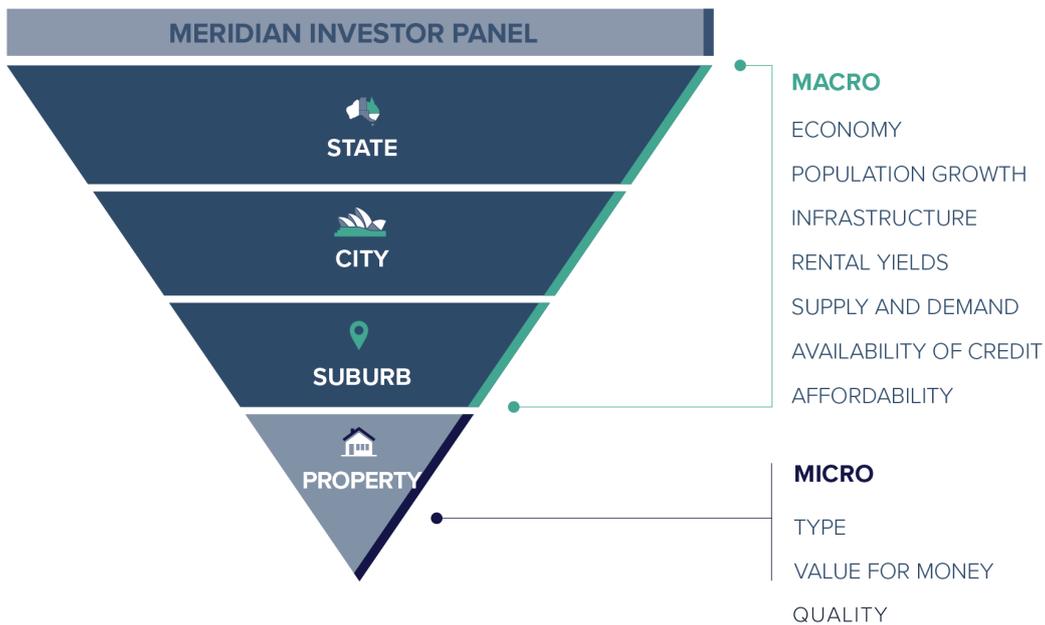
PROPERTY PURCHASE
VALUE

OUR ANALYSIS



OUR RESEARCH MODEL

The Meridian Australia research approach encompasses in-depth analysis on all facets of the macro and micro fundamentals within the property market, enabling us to identify ideal properties located in strong markets.



INVESTOR PANEL

The Meridian Investor Panel comprises of several leading, independent economists in the property sector and Meridian Australia Executives, all of whom are specialists in their field.

During each panel meeting, triannually, panel members engage in a meeting and discussion on the fundamental drivers influencing capital growth, of each Australian capital city and major regional centres.

The information reviewed and analysed in the panel meetings, forms the foundational components of our due diligence process, which guides clients toward high performing property markets.

MEET THE PANEL



TERRY RAWNSLEY **DIRECTOR | KPMG AUSTRALIA**

Terry is one of Australia's leading commentators on economic and planning issues. He has carved out a unique role in the public discourse about the future of our cities.



RACHAEL LOGIE **ASSOCIATE DIRECTOR | BIS OXFORD ECONOMICS**

Rachael is the Associate Director at BIS Oxford Economics and heads up the Urban Economics and Transport Team. She holds a Master of Economics from University College London.



SARAH HUNTER **CHIEF ECONOMIST | BIS OXFORD ECONOMICS**

Sarah is BIS Oxford Economics' Chief Economist, overseeing the production of the company's subscription services, including residential property prospects, inner city apartments, residential land and residential market demand.



DON SMITH **PARTNER & SENIOR ANALYST | BCI AUSTRALIA**

As Partner at BCI Australia, Don specialises in providing accurate and reliable construction research and reports focusing on the Australian, New Zealand and Asian markets.



ANGIE ZIGOMANIS **DIRECTOR, RESEARCH & STRATEGY | CHARTER KECK CRAMER**

Angie is a Director in Charter Keck Cramer's Research & Strategy team. He has been a part of the property industry for over 25 years.



TIMOTHY FISHER **ASSOCIATE PROFESSOR | SYDNEY UNIVERSITY**

Timothy is one of Australia's leading academics. He has research expertise in applied econometrics, labour economics, economic policy and development.



GLENN PIPER **CEO & FOUNDER | MERIDIAN AUSTRALIA**

Glenn is a highly experienced property investor, having built a substantial and diverse portfolio. He has been able to consistently identify strong performing markets utilising Meridian Australia's research model for over a decade.



ADAM DUFFY **PARTNER | MERIDIAN AUSTRALIA**

Adam has over a decade of experience in the property investment industry with a background in financial planning and investment advisory. Adam is the head of the consultancy team at Meridian Australia.



BRADLEY WEARNE **GENERAL MANAGER & HEAD OF RESEARCH | MERIDIAN AUSTRALIA**

With highly refined skills of analysis, communication and management, Bradley prides himself on being able to monitor trends and develop strategies to identify and obtain property opportunities.

THE MERIDIAN WAY

1

GOALS AND FINANCE

Our first consultation with clients is to understand exactly what is needed from an investment property purchase, it is a purely fact finding session. We work with our clients, in consultation with appropriately qualified professionals, to gain a clear picture of their financial borrowing ability. Therefore, we are able to select the most suitable property options.



2

PROPERTY MARKET RESEARCH

We combine the effort and expertise of the Meridian Investor Panel and our internal team, to identify the Australian markets with the strongest macro and micro fundamentals. We share this analysis with clients in the form of a thorough due diligence report for each property and market.



3

PROPERTY IDENTIFICATION & NEGOTIATION

We are constantly working to identify and secure high performing properties for our clients. Typically, these are exclusive "off market" opportunities within our identified suburbs.



4

PRE PURCHASE DUE DILIGENCE

For a detailed analysis on each property, we provide clients with:

- 50+ page market and property due diligence report
- Individual property cash flow report
- Indicative depreciation schedule



5

POST SETTLEMENT GUIDANCE

Following settlement of the property, through our relationships with key professionals, we assist clients with negotiated rates for a:

- Highly reputable property manager
- Building inspection report



6

ONGOING PORTFOLIO REVIEW

We conduct annual consultations to review the properties in our clients' portfolios. Clients are also given continued access to our exclusive Investor Panel research and events, to ensure they remain up-to-date and informed.

PAST RECOMMENDATIONS

Our past recommendations showcase a cross section of investment properties purchased by Meridian Australia clients since 2011, to give an indication of the wide variety of property investment options that Meridian Australia has, and will continue to provide to clientele, depending on their requirements. Each property, carefully selected, has generated a strong performance for the purchaser.

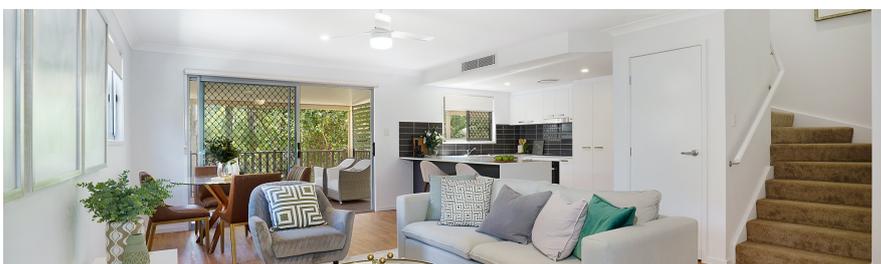


NOWRA, NSW

HOUSE

Purchase price/date: \$553,750 in 2020
Estimated value in 2021: \$650,000

Potential gross profit: \$96,300
Potential capital gain: 17%



ARANA HILLS, QLD

TOWNHOUSE

Purchase price/date: \$507,500 in 2019
Estimated value in 2021: \$635,000

Potential gross profit: \$117,500
Potential capital gain: 25%



UPPER KEDRON, QLD

HOUSE

Purchase price/date: \$599,000 in 2017
Estimated value/date: \$750,000 in 2021

Potential gross profit: \$151,000
Potential capital gain: 25%

OUR CLIENTS



REAL PEOPLE REAL RESULTS

Our approach to investing has seen clients develop highly successful portfolios for over a decade.



"I bought 3 investment properties with the assistance of Meridian Australia. We are incredibly impressed with the outstanding service provided by Meridian Australia. Their well-researched due diligence and extensive incorporation of experts in the field reassure us that we have made excellent investment decisions."

DAVID



"Our experience with Meridian Australia has been amazing. From the get-go they have been nothing but helpful, patient and incredibly knowledgeable. We managed to purchase 2 investment properties, and are aiming to purchase another this year."

JADE



"Meridian's research is sound and all investments have far exceeded performance expectations. Meridian's guidance is based on the most current data and I have the utmost confidence in the team with all investment decisions."

MATT



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The information contained in this document is provided for information purposes only and is not to be considered as advice or a specific recommendation. Individual personal and financial circumstances and the needs of individuals differ. All client statements in this document are authentic statements received from Meridian Australia clients. Investors should seek professional advice from their accountant or financial advisor before deciding to invest in any Meridian Australia product.

It is vital that the risk factors that could affect the financial performance of a property are considered. Risk factors include, but are not limited to: movements in interest rates, demographic changes, market demand and the political and economic environment. Meridian Australia has relied on third party data providers in the development of this document.

Changes in circumstances after the preparation of this report may also impact on the accuracy of the presented information.