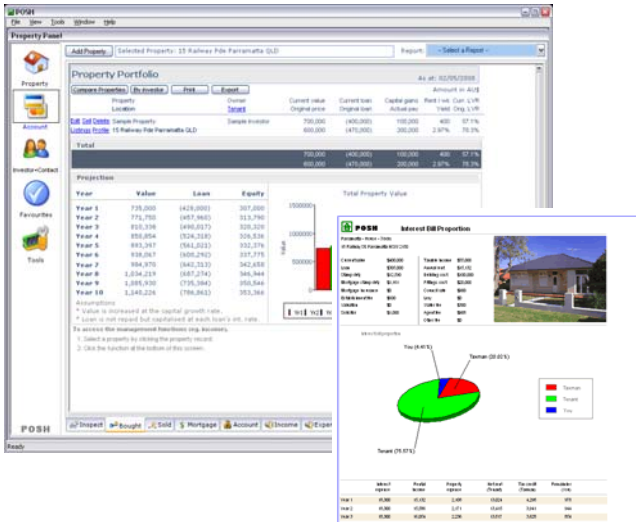
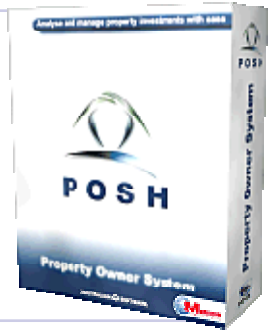




A MUST for serious property owners or investors!

Do you want to:

- ▶ easily compare the properties to determine whether it is a good deal?
 - ▶ know if you can afford an investment property based on your own unique financial situation?
 - ▶ monitor the LVR, internal rate of return or capital growth rate of your properties?
 - ▶ have a sophisticated tool to analyse properties through a common set of criteria?
 - ▶ know how much of the tenant and taxman are sharing your interest bill?
 - ▶ easily track how much depreciation you claimed on your properties each financial year?
 - ▶ easily track the tenant and lease records, mortgage and accounts, property income and expenses...etc?
 - ▶ simulate different 'what if' scenarios on interest rates, payment frequency, loan repayment combination?
- If you answer **YES** to above questions, you should look at POSH.



POSH is the most powerful property analysis tool of its kind. It was developed to enable users throughout the world to analyse and manage their property investment worldwide.

This professional property owner system is designed for people who are planning to purchase properties or have already owned properties. With POSH, you'll gain the skill to analyse properties just like shares, by comparing their gross/net yields, dollars per sqm., before and after tax cash flow, capital growth, internal rate of return, and even PE ratios....etc. It lets you analyse every property and assist in determining whether it is a good deal or not.

POSH not only can help you during the pre-purchase process, but also to manage your investments after purchase. Once you own the property, POSH will track all the income and expenses, tenancy and lease, mortgage and refinance, loan interest, depreciation schedule for each financial year..etc. With these features, you will always have an up-to-date financial status on your properties at your fingertips.

Features Summary

Property Analysis

- Compare properties in one or two clicks!
- Use the What-if analysis with 10 years projection to perform your cash flow and taxation analysis.
- Comprehensive inspection checklist.

Property Management

- Monitor rental income and all outgoings.
- GST on each income and expense.
- Record and track depreciation schedule for each financial year.
- Monitor the actual capital gains of your property portfolio.
- Generate rent notices and receipts.

Mortgage and Accounts

- Keep track of interest rate changes on your loan and transaction accounts.
- Handle refinance.
- Bulk entry facility.
- Recurring transactions schedule.
- Automatic interest calculated daily

Reports

- A wide range of professional reports: Investment analysis, Profit and loss, Capital Gains Tax, Balance Sheet...etc.

Tenancy

- Keep tenant and lease history.
- Logs of tenant events such as travel and service history.
- Multi-tenants in the same property.

Contacts

- Keep track with all the associated contacts such as potential buyers, agents, tenants, builders...etc.
- Track events history on contacts such as inspection and maintenance.

Other Useful Tools

- Stamp duty and loan calculators.
- Home Loan & Payment Schedule Analyser
- Import transactions from online bankings.
- Included full budgeting functions to track actual expenses vs budgeted expenses.

Ease of Use

- Simple interface in familiar windows style.
- Simplified data entry by using defaults.
- Automatic stamp duty calculation.
- Online help & step-by-step tutorials.
- One small database to hold all the data.
- Free technical support.

Media Reviews

"...It has a simple user-friendly interface that walks you through each step of judging whether any individual property is likely to be a valuable addition to your portfolio...."

Karin Derkley
Personal Investment Magazine

"...It's slick, easy-to-use and could prove a valuable tool for those investors who like to take a hands-on approach to managing their property investments."

Penelope Morris
Your Mortgage Magazine

User Review

"I am a new user with this program, and I find it very comprehensive and useful. We have a number of properties and having a means for looking at our portfolio performance is very reassuring and useful."

Bob Spiers, NSW

Price \$245

Order

Mail or fax your order form to: account@supertech.com.au
Order online at: www.supertech.com.au/order
Also available in Harvey Norman, Dymock and other major software stores.

Download a fully functioning, 10-day tryout version now!
<http://www.supertech.com.au/posh.htm>

System requirements
486 or higher, 64MB, 40MB HDD
Windows XP / Vista

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