**How to get the best returns on your property investment.**

Property investment in recent times has gained popularity as a great way to earn high returns on investments for both individuals and groups or companies. The world of property investment has evolved to accommodate the exchange of numerous real estate properties in transactions that yield high returns to the parties involved. This phenomenon is growing all over the world, as people begin to see the potential in the industry, and as the need to own property becomes more of a necessity rather than a luxury. As more people look to own homes, the property investment industry is becoming more important in today’s society than ever before. With this in mind, it is important for anyone looking to invest in property understand how to get the best returns on their investment. Whether the property is for residential or commercial purposes, it is important to make an investment in a property that will appreciate in value over time, and will increase the returns should you choose to sell.

**Factors to consider in selecting a property**

1. The first point to consider is the location of the property. The location can determine the appreciation or depreciation in price of an investment. Properties in areas with accessibility to social amenities fetch higher prices than those in rural or semi-urban areas. This is because people would prefer to live in areas where they can easily access their work areas, hospitals, schools, shopping malls, recreation areas, and reliable means of transport. Getting a property that has access to these services increases its value over time, as these areas will continue to develop in the future. The property should also have the legal allowance for developments of houses or office spaces, as these would increase the value of a property. Areas that have proposed civic developments such as roads, highways, or airports are good investment choices. These developments will increase the demand of these areas, resulting in an increase in the prices. One can check with the local planning office to find out exactly which developments will take place and the proposed time frame, so as to ensure that the property value will increase, as soon as the construction begins. Going for such areas before the rush of investors can mean higher returns even before the development projects begin.
2. Another point to consider is the legal standing of the title deed of the property. This plays a major role in determining the returns on the property since a legally certified property will give the investor more options when it comes to selling, as they will have ownership over the property. In cases where the property is under Power Of Attorney, it limits the transactions that can be carried out by an investor and excludes full ownership. Before investing in a property, it is wise to ensure that the title deed is genuine and does not have any obligations such as bank loans or mortgages, as they would fall on the investor once they gain ownership.
3. An investor should also ensure that the company or agent that they are using to invest with is a legal entity and has all the legal requirements necessary to carry out an investment transaction process up to the point of transferring the title deed. Many people have been duped into investing in property development deals that have ended up being fake leading to huge losses in both money and time that could have earned the investor higher returns had they invested their money in a legitimate project. Time can mean the difference between doubling an investment and earning nothing at all.
4. The developer’s track record should also be taken into account. Look at the past projects they have done, their current projects, how many projects they have, and the overall success they have had in the field of real estate. A good developer makes wise decisions that enables him sell and make profits.
5. The payment plan of the investment. When making an investment, most people do not have the full amount at hand. A payment plan is needed to pay for the investment. The best payment plan is the Completion Linked Payment (CLP) as it secures you against losses from an incomplete project. This is because you only pay for the progress of the construction. It is more expensive than the time based plan, but has more security since in a time bound plan, you have to pay the monthly installments regardless of the progress made or lack thereof.
6. Another practical factor to consider is the snob value of the property. This is the value attached to properties in certain areas. If you are willing to look further into less developed areas, it may end up being a better investment than areas with current high demands. You will end up investing a small amount only for it to double or triple in the future when the area becomes developed.

**Select a good investment to get higher returns**

1. After making a good choice of property that has an excellent location and can be developed, ensure that the legal requirements have transferred full ownership to a property investor. After this, plans can be made to ensure that the best and highest return on investment is achieved.
2. This can be done by making housing or office space development projects, landscaping, and ensuring that the quality of the property is maintained.
3. As the value of the property increases, an investor can decide to lease or sell the property, so as to invest in a more lucrative property. If one follows the set guidelines, they can make great returns on their property investment.

An investment decision based on well done research will ensure that an investor makes maximum returns on his investment. With a property investment, think long term as the investment will increase in value as time passes.