

# WORKBOOK



## Mastermind Event

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Multi-Units



# ORIGINAL ADD COPY

## Listing Description

### Property Attributes

Absolutely stunning!

Selling by Open & Transparent Negotiation, 8th March 2017 (unless sold prior). Offers over \$375,000.

This beautifully fully renovated home has all the comforts you can dream of. In fact, someone has done all the hard work for you so that you can move straight in and enjoy the comforts. As soon as you walk through the front door you have that wow! The open plan living and dining area is very spacious and has plenty of natural light with floating floor that flows seamlessly. The galley style kitchen has a real sense of style on sophistication with soft closing doors and plenty of storage space. All the appliances are new and have never been used comprising of 900m gas top, electric fan forced oven and dishwasher. Your guests can sit around the breakfast bar whilst you're cooking up a storm in the kitchen, in fact this is a well thought out plan as you can easily entertain your guests whilst still doing all your chores and putting the washing on in the large spacious laundry room. In this area, the back doors open out onto the entertaining area, another point of difference.

The master bedroom has its own ensuite with single vanity, shower and w/c, the 3 minor bedrooms are all good sizes and two of them have robes. The family bathroom is situated perfectly around them and again tastefully designed in keeping with the rest of the house with bath, single vanity and shower.

You will not be disappointed with the entertaining area as it is huge. A section which has shelter from the hot sun allows you to still mingle with your guests whilst they are playing in the pool which also comes with an outdoor shower. There is a further section of the garden which is perfect for an outdoor cinema and plenty of room for the kids and pets. A double drive way with carport provides ample of room for parking your boat, trailer and various toys.

Location is perfect with less than 20km from Perth and local schools and shops close by. This has got to be one to see and put on your short list. Call me today to view!

**Advert Date:** 28 Feb 17

**Advert Agency:** Harcourts Alliance

**Advert Agent:** Amanda Mills

**Agent Phone Number:** 0401 912 666



# FINAL ADD COPY

3/24/2017

37 O'Grady Way Girrawheen WA 6064 - House for Sale #124831154 - realestate.com.au

## 37 O'Grady Way Girrawheen

### Superbly Renovated + Subdivision + Grannyflat Opportunity!

First home buyers, owner occupiers and investors - look no further - this home exceeds expectations on every level!

Superbly renovated ultra-modern large family home with the ability to subdivide (STCA) future proofing your investment, plus capacity to add a fully self-contained granny flat - this property just keeps on giving.

Imagine lazy weekends by the pool, being the envy of family and friends entertaining in the expansive beautiful home with integrated indoor outdoor living - no need to lift a finger, just move straight in and start enjoying.....

- Prepare to be WOW'd by the expansive light filled open-plan-design flowing seamlessly from the entry to the lounge dining, out through the double glass doors to the covered alfresco and sparkling pool beyond.

- Imagine having poolside BBQs and an outdoor cinema in the backyard!

- Entertaining is a dream in the chef grade sophisticated galley style fully equipped kitchen with adjoining additional space perfect for a butler's pantry..... leaving you wanting for nothing.

- Family and friends are well catered for with four bedrooms and the outside toys are not forgotten with two driveways (each with direct side gate access to the back and carport) - room for your boat, trailer, and even the caravan!

- Stay cool in summer and warm in winter with the reverse split system air-conditioning, and save on your electricity bill with LED energy efficiency lighting throughout.

- Save petrol - leave your car at home and stroll to nearby shops and restaurants, plus access quality local schools and public transport nearby - all this less than 20km to Perth CBD.

#### Subdivision Potential

- Live in the house and subdivide the backyard (STCA) and get an additional block of land to sell in the future and pay down your loans, OR build on the block yourself and potentially double your investments.

- With the separate driveway access already in place and the new rezoning done (R20/40) - highlighting the demand in the area, it doesn't get easier to subdivide and manufacture growth for the future.

#### Grannyflat Opportunity

- There is a perfect opportunity to build a grannyflat (STCA) accessed by its own driveway while keeping the house and the pool area as is.

- Rent it out and have someone else pay off your mortgage for you. Or use it to accommodate extended family and know your investment is future proofed

Properties like this rarely comes on the market and don't get any better than this one - so CALL AND INSPECT NOW - it won't last long! [show less](#)





# Example A

4/4/2017

4/61 Lyon Street, Moorooka



offers over \$520,000

3 2 2

## Spacious Three Bedroom Brand New Townhouse Close to City

This three bedroom, two bathroom, two car garage townhouse situated in the heart of Moorooka. With the opportunity for the first home buyers to access the First Home Owner's Grant, this is a property not to be missed. Investors shouldn't miss out on this opportunity, as Moorooka is a sought after suburb for renters, being close to the city.

### Features

- Master bedroom with ensuite
- All bedrooms with built-in wardrobes
- Powder room downstairs
- Double Garage
- Laundry located in Garage
- Spacious combined living/dining area
- Stone top benches
- Stainless steel appliances
- Quality carpet, fixtures and fittings

### Key Details



### Agency Details

4/4/2017

### Benefits

- Spacious fenced courtyard
- Close to Woolworth's and other specialty stores
- Short drive to M1 to City or Gold Coast
- Short stroll bus stops
- Short drive to Yeerongpilly Train Station or Moorooka Train Station
- Within the Moorooka State School catchment
- Short drive to Toohey Forest and surrounding parks

This is the place to be – first to inspect will buy!



# Example B

*Elevate your investment  
to a new level*



Sunshine Coast, QLD

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# Example B

## Overview



### Elevate your investment to a new level

Luckreadie Property Investment is a property development business based on the Sunshine Coast, which has been formed specifically to address the high demand for affordable housing in the region. The key to Luckreadie's approach is the ability to design high quality boutique apartments in locations that have a real need for affordable accommodation, such as medical and education precincts.

*ascend – boutique apartment living* is the latest project released by Luckreadie Property Investment and presents a rare and exciting opportunity for investors.

Not only is the development approved under the National Rent Affordability Scheme, it also combines the best of location and design in the burgeoning heart of Nambour.

We encourage you to read on to learn more about the many benefits on offer for investors and gain a greater understanding of why these apartments are a lucrative addition to any property portfolio.



#### Disclaimer

Note: Material in this document has been prepared in good faith with due care by Luckreadie Property Investment, solely for the information of potential purchasers to assist them in deciding whether they are interested in purchasing the property; the information does not form part of any offer or contract and is intended as a guide only; you should not rely on any material contained herein but should make independent investigations to satisfy yourselves as to the correctness of any statements or representation

## Key Benefits



### Designed for the astute investor

*ascend presents a number of key financial benefits to investors that will ensure these 16 boutique one bedroom apartments are a valuable asset in both the short and long-term.*

- 8% + pa yield and low ongoing costs makes for unparalleled high returns
- From \$245,000 – the lowest entry price for a brand new property on the Sunshine Coast, a rare opportunity suiting first time and seasoned investors plus Self Managed Superannuation Funds
- \$4,217/yr Positive cash-flow potential making an ideal low maintenance investment property
- NRAS approved apartments = \$95,240 tax free government incentive over 10 years
- \$10,000 QLD Government Building Boost per apartment when purchased off the plan with construction completion proposed July 2012, provides enhanced affordability and investment return
- Strategic location directly opposite Nambour General Hospital and central to the medical hub supporting significant infrastructure, services, transport and only 20 minutes to the beach
- Strong capital growth predicted for this Sunshine Coast hotspot based on its affordability, infrastructure and population growth



Indicative Only

# Example B



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## Location



### Strategically located to maximise returns

Centrally located in the vibrant heart of Nambour, ascend has a wide range of facilities, infrastructure and retail precincts situated right at residents' fingertips. Read on to discover what makes ascend's positioning so ideal for renters and investors alike.

- Situated directly opposite Nambour General Hospital – the largest hospital in the Sunshine Coast district, which services a catchment population of over 34,000 people, and employs more than 3,500 staff.
- Poised to capitalise on Nambour Hospital's \$150 million expansion:
  - 2010: New 96 bed ward and front entrance completed
  - 2011: New specialist facilities and additional beds
  - 2012: Main block re-development and expansion of numerous departments
  - 2013 and beyond: Provision of specialist services to complement the proposed Sunshine Coast University Hospital 15 minutes away – planned to be Australia's largest medical training facility
- Strategically located central to the medical employment hub of Nambour within very close proximity to Selangor Private Hospital, several major nursing homes, retirement villages, specialist medical practices, plus public transport and retail outlets providing an abundance of employment opportunities.
- Only minutes from Nambour Town Centre and to the train to Brisbane, plus only 20 minutes to the Coast beaches, Sunshine Coast University and the hinterland towns, ensuring residents are fully connected to where they want to go
- A hotspot in the Southeast Queensland growth corridor, Nambour is fast becoming the location of choice based on its affordability, infrastructure, population growth and close proximity to pristine Sunshine Coast beaches, ensuring investors can capitalise on the long-term return on investment
- 11.9% p.a. 10-year capital growth in Nambour.\*

\*Source: API Magazine



www.ascendapartments.com.au

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## Area Profile



www.ascendapartments.com.au

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# Example B

## Cash Flow Estimate



*Puts money back in your pocket*

Year One Assumptions		Variables	1 bedroom \$245/wk rent
Purchase Price	245,000		
Furnishings if applicable	0		
Loan Interest rate	7.45%		
Legal fees	800		
Stamp Duty	7,463		
Deposit (enter as minus)	-5,000		
Borrowing costs, loan stamp duty			
Registration of mortgage, valuations, dep	1,550		
QLD Government Building Bonus (minus)	-10,000		
Borrow	239,813		
Salary income	100,000		
Weekly rent (discounted by 20%)	196		
Annual rates	1,000		
Body Corporate fees if applicable	1,500		
Manager's commission percentage	10%		
Manager's commission	1019		
Repairs maintenance not applicable	0		
Aspire NRAS Annual Audit Fee	667		
Depreciation Year 1 estimate only	5,000		
			<b>Expenses</b>
		Interest	17,866
		Rates	1,000
		Body Corp fees	1,500
		Aspire NRAS Annual Audit Fee	667
		Rental Manager's Commission	1,019
		<b>Total Cash Costs</b>	<b>22,052</b>
		Depreciation	5,000
		Borrowing Costs	310
		<b>Total tax deduction</b>	<b>27,362</b>
		Gross Income	110,192
		Less tax deduction	27,362
		<b>New taxable</b>	<b>82,830</b>
		<b>Medicare levy is excluded from tax calculations</b>	
		2010 - 2011 tax payable without property	25,450
		2010 - 2011 tax payable with property	18,897
		<b>Tax saved - tax refund</b>	<b>6,553</b>
		Plus rent received	10,192
		<b>Total cash income</b>	<b>16,745</b>
		Less total cash expenses	22,052
		<b>Negative Cash Flow Year 1</b>	<b>-5,307</b>
		<b>Plus NRAS scheme income non taxable</b>	<b>9,524</b>
		<b>Income</b>	
		Salary Income	100,000
		Rental income per year	10,192
		NRAS Income non taxable	9,524
		<b>New Gross Income</b>	<b>119,716</b>
		<b>Annual Cash Surplus</b>	<b>4,217</b>

**Important Statement:** Luckreadie Property Investment supplies you with this Property cash flow analysis estimate on the understanding that you will not enter into any purchase of property relying on the figures produced in this analysis. You must agree to consult with your accountant/advisor to determine the suitability of any proposed property purchase to your individual circumstances including income and expense details, tax rates, estimate depreciation claims, borrowing costs and loan set-up costs. The Medicare levy is excluded from the tax calculations because of the many variations, income thresholds and exclusions to it.

We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor re the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling.

## Finishes



*Contemporary low maintenance design*

Dining / Living	Bathroom
Floor Walls	Floor Walls
Designer ceramic tiles Washable low sheen acrylic paint	Modern ceramic tiles Modern ceramic tiles to shower enclosure and low sheen acrylic painted villaboard
Ceiling Lighting Entry Door TV Point	Ceiling Lighting Tapware Toilet Vanity Basin Vanity Top Vanity
Acrylic paint finish Surface mounted fittings Painted timber finish 1 X TV point	Acrylic paint finish Ceiling mounted light fittings Designer selection chrome mixer Ceramic dual flush designer suite Designer semi recessed ceramic basin Contemporary laminate bench top Contemporary laminate doors & draws with metal handles Aluminium framed clear glass Chromex mixer with shower head on rail Aluminium framed Single towel rail & toilet roll holder
Kitchen	Balcony
Floor Walls Ceiling Lighting Bench Top Joinery	Floor Lighting Balustrade
Designer ceramic tiles Washable low sheen acrylic paint Acrylic paint finish Ceiling mounted light fittings Contemporary laminate bench top Contemporary laminate cupboards & drawers Contemporary designer selection	Exterior modern non-slip ceramic tiles Ceiling mounted light fittings Select painted timber handrail & balustrade Electric hotwater unit sized to suit Wall mounted fold-down
Joinery Handles	Hotwater Unit Clothesline
Splashback Tapware Oven	
Modern ceramic tiles Single lever chrome mixer Free-standing	
Sink	
Stainless steel single bowl	
Laundry	Carport
Floor Walls Splashback Ceiling Lighting Laundry Tub	Floor Lighting Roof
Designer ceramic tiles Washable low sheen acrylic paint Designer ceramic tiles Acrylic paint finish Ceiling mounted light fittings Free standing tub + cabinet	Concrete Ceiling mounted fluorescent light fitting Colourbond finish
Tapware	
Single lever chrome mixer	
Linen Cupboard	
Shelving	
Washing Machine Outlet Broom Cupboard	
1 x cold water and 1 x hot water Top Shelf	
Bedroom	General
Floor Walls Ceiling Lighting Wardrobes	External Internal Walls Ceilings Windows Sliding Doors Internal Doors Door Furniture Insect Screens Colour Scheme Skirting/Archs Landscaping Letter box Energy efficiency
Designer carpet Washable low sheen acrylic paint Acrylic paint finish Ceiling mounted light fittings Sliding robe doors with shelving & hanging rail	Contemporary designer external finishes Compliant with BCA sound rating requirements, painted plasterboard Acrylic paint finish to plasterboard Powder coated aluminium Key locked power coat aluminium glazed doors Hollow core flush panel doors Satin chrome finish To all windows Contemporary internal colour scheme Painted timber As per approved S.C.R.C. plan 1 x Standard letter box per unit Designed to maximise natural light & airflow and construction, fittings & fittings to meet minimum 6 star energy rating
Study Nook	
Desk Phone	
Modern custom built-in desk 1 x phone connection	

# Example B



PLATINUM  
ACCELERATOR

## Rental Appraisals



Address:  
102 Currie Street,  
Nambour  
Qld 4560

Contact:  
P: (07) 5441 1344  
F: (07) 5441 6316  
E: info@carolans.net  
W: www.carolans.net

08/07/2011

Dr Tamara Read  
Luckreadle Property Investment  
51 Okinja Road  
ALEXANDRA HEADLAND QLD 4572

### RENTAL APPRAISAL – 14-16 NAMBOUR MAPLETON RD, NAMBOUR

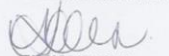
Thank you for allowing Carolans First National the opportunity to appraise your property.

We wish to advise that the above property would achieve a weekly rental of \$240.00 per week.

These units are situated in a well sort after area of Nambour and we have no problems in securing good quality tenants.

If you have any queries or questions, please do not hesitate to contact me at the office on 5441 1344.

Kind Regards  
CAROLANS FIRST NATIONAL

  
TAMARA WRIGLEY  
Senior Property Manager

Exceptional Service Pty Ltd Ad The Peter Wrigley Family Trust trading as Carolans First National Real Estate  
ABN 16 871 012 912



www.ascendapartments.com.au

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## Contact Us



*Act now to avoid disappointment*

If you would like to find out more about this exciting investment opportunity, we encourage you to contact us now, as there are only a limited number of apartments on offer.

Our directors are more than happy to answer any of your questions.

**Phone:** 0411 316 266

**Fax:** (07) 5479 2296

**Email:** info@ascendapartments.com.au