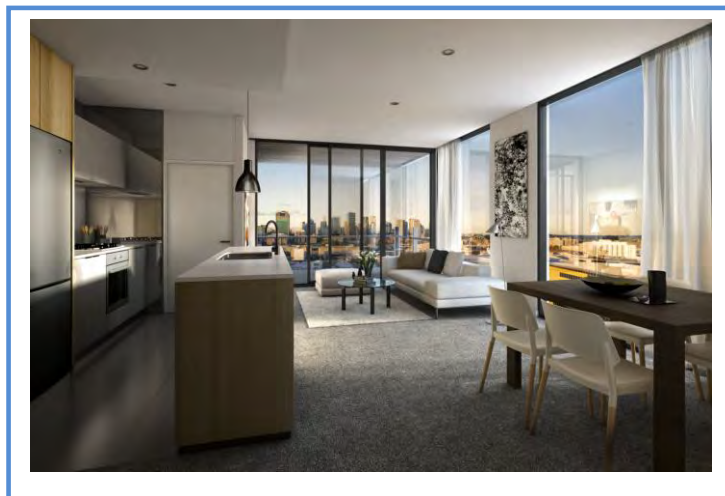


Property Investment Report

PIR – 1451
Botanica Residences
2-4 Edmondstone Street
South Brisbane QLD 4101
Part 1 of 2



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Disclaimer

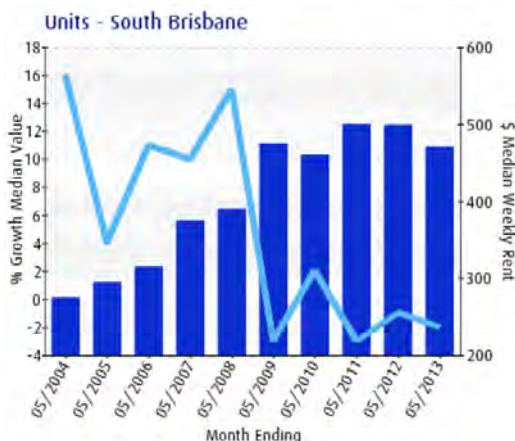
Positive Real Estate Pty Ltd does not provide advice on investments. All interested parties must rely on their own research before making any investment decision and should seek advice from a qualified Financial Planner or similar professional.

The information contained within this document has been compiled from various sources to assist you in conducting your due-diligence. Please ensure you validate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. Positive Real Estate Pty Ltd will not accept responsibility for inaccurate information provided from external sources or third parties.

As part of your due-diligence, it is the Purchaser's responsibility to seek a legal opinion of the contract and any additional terms or clauses. You must adhere to the terms, conditions and subject clauses contained within the contract of sale. We note that Positive Real Estate Pty Ltd has made a number of assumptions when preparing this analysis – these assumptions have a material impact on the financials and therefore should be assessed carefully by investors.

2-4 Edmondstone St, South Brisbane QLD

Property Strategy	OTP Blue Chip
Property Type	Mix of 1 and 2 bedroom Units
Price per m²	\$7,300-\$9,400
Market Timing:	 <p>A circular diagram representing a 12-month market cycle. The months are numbered 1 to 12. Key stages are labeled: 12 (Market Peak), 11 (Approaching Peak), 10 (Rising Market), 9 (Start of Recover), 8 (Bottom of Market), 7 (Approaching Bottom of Market), 6 (General Slowdown), 5 (Start of Slowdown), 4 (Approaching Bottom of Market), 3 (General Slowdown), 2 (Start of Slowdown), 1 (Market Peak). An arrow points from month 10 towards month 7.</p>
Internal Size	1 bed; 50-51m ² 2 bed; 65-81m ²
Property Age	OTP – expected completion mid to late 2015
Lending Category	Maximum 90%-95%, discuss with broker
Total Purchasing Costs	1 bed 1 bath \$66,463 (Furn:\$84,613) 2 bed 1 bath \$81,436 (Furn:\$102,886) 2 bed 2 bath \$94,384 (Furn:\$115,834)
Deposit Types	Cash, or Bank Guarantees (No Deposit Bonds)
Av. Growth 10 years	4.9% API August 2031
Peak of last cycle	2008



Investment Brief

Demographics Family income is 25.4% higher than Greater Brisbane. Residents likely to be renting, living alone or as couples. Median age 33, highly skilled occupations.

Infrastructure \$4.1 billion spend in progress in South Brisbane. \$1.15 billion Queensland Cultural Centre, \$1.285 billion Queensland Children's Hospital works.

Suburb Yield 6.5% API August 2013

Supply And Demand Shortage of 852 dwellings in 2013 for South Brisbane. Demand expected to exceed supply by 1,000+ dwellings p.a. to 2016. Rental premium of 13-15% over Inner North and Inner West regions.

Population Forecast to rise by 6% p.a. to 2016. South Brisbane will grow at a rate greater than any other inner city suburb between 2012-2031.

Benchmark Sales Fish Lane Apartments was asking higher prices for apartments with an inferior location and views in December of 2012.

Statistics

1 bed 1 bath Price/Unfurnpw/Furnpw	\$435k/\$510/\$570
2 bed 1 bath Price/Unfurnpw/Furnpw	\$533k/\$570/\$630
2 bed 2 bath Price/Unfurnpw/Furnpw	\$613k/\$640/\$720
1 bed 1 bath UFGY/UFNY/FGY/FNY	6%/4.1%/6.7%/4.7%
2 bed 1 bath UFGY/UFNY/FGY/FNY	5.5%/3.8%/6.0%/4.4%
2 bed 2 bath UFGY/UFNY/FGY/FNY	5.3%/3.8%/6/0%/4.4%
1 bed 1 bath Yr1 PreTx Cflow UF/F	-\$9,687/- \$8,011
2 bed 1 bath Yr1 PreTx Cflow UF/F	-\$13,280/- \$11,812
2 bed 2 bath Yr1 PreTx Cflow UF/F	-\$15,313/- \$12,914
1 bed 1 bath Yr1 PostTx Cflow UF/F	-\$1,359/ \$382
2 bed 1 bath Yr1 PostTx Cflow UF/F	-\$3,122/- \$1,210
2 bed 2 bath Yr1 PostTx Cflow UF/F	-\$3,894/- \$1,361
1 bed 1 bath holding cost/wk UF/F	-\$26/ \$7
2 bed 1 bath holding cost/wk UF/F	-\$60/- \$23
2 bed 2 bath holding cost/wk UF/F	-\$75/- \$26

Note: Completed on 100% finance. For more financial information see property financial details. Buyers please be aware that all information has been collected by third parties and buyers need to conduct their own further due diligence on all aspects suggested within this report.

Property Overview

Introduction

After working with the vendor for over 12 months in the planning phase of this project, we now have available a number of apartments in a rare, blue-chip trophy property located at 2-4 Edmondstone Street, South Brisbane.

It is rare that a property of this caliber comes along. The property is one of few freehold blocks in South Brisbane, most are held by the Queensland Government. This makes it very difficult for other buildings to be built around it. The views from the building are directed towards a park, the famous Brisbane River and of course the Brisbane CBD.

The views from the majority of apartments will be significant as the building itself will provide 5 levels of car park and retail in a podium all above ground level, therefore the apartments won't start until level 6.

Key Features of the building are

- Striking Architecture designed by ROTHELOWMAN WHITE
- 75 one bedroom apartments each with car park
- 45 two bedroom one bathroom apartments each with car park
- 60 two bedroom two bathroom apartments each with car park
- 20 levels including 5 above ground levels of retail and parking providing enhanced views to the apartments above
- Blue chip Edmondstone Street location
- High quality interior finishes
- Dedicated onsite property manager
- 2 ground floor retail spaces are ear-marked for a grocer and café. Please note these uses are yet to be confirmed. Aria will hold these commercial properties and this ensures they will retain only the highest calibre retail tenancies adding value to the building.
- Rooftop BBQ, herb garden, gym, entertainment area and wi-fi internet access
- Queensland's largest residential green wall/vertical garden
- 2.7m floor to ceiling glass
- Fantastic views of the Brisbane River, Brisbane CBD and Southbank
- 1 minute walk to Coles, West End markets, Boundary and Melbourne Street Retail and City Glider Bus Service
- 4 burner European gas cook top
- European appliances

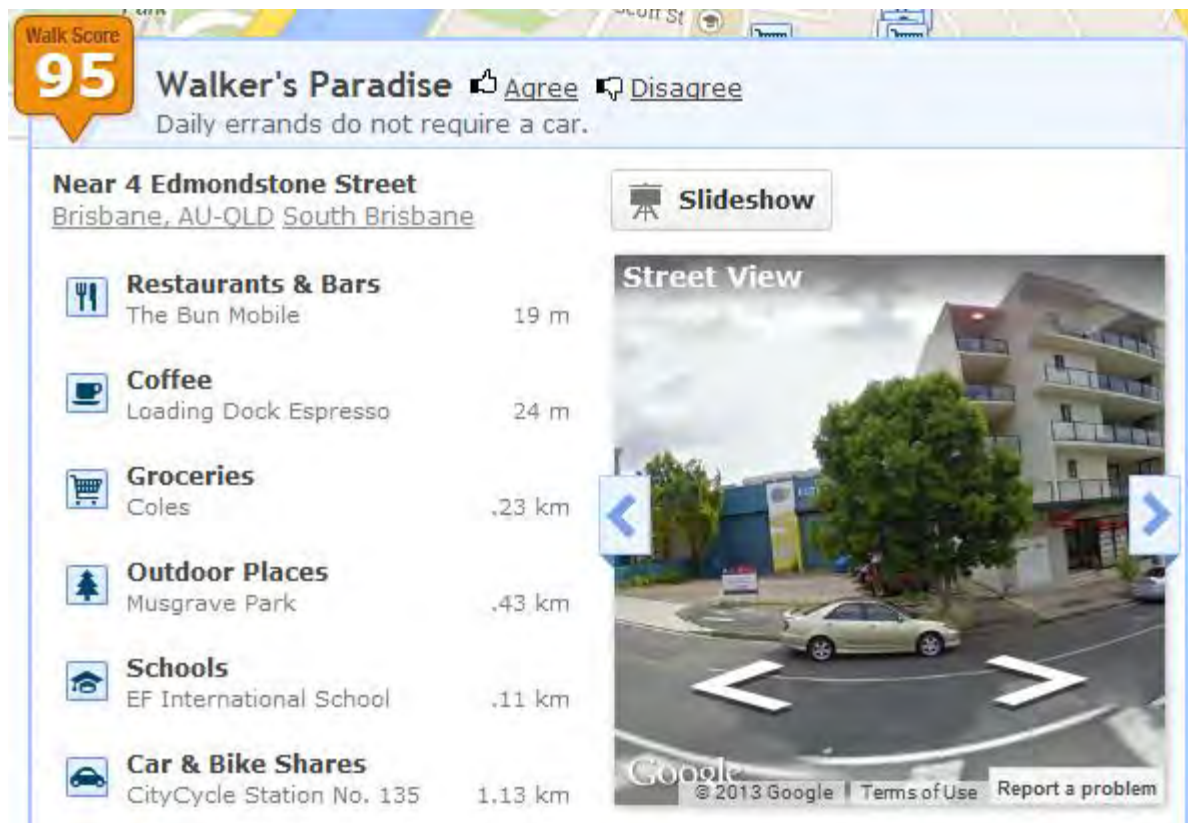
- Reconstituted stone bench tops
- Wall mounted clothes dryer
- Built in or walk in robes to each bedroom
- Ducted Air-Conditioning (not split system on balcony)
- 3 passenger lifts
- Telstra Fibre and NBN allowance
- Integrated security system with proximity card controlling access
- Audio intercom system to all apartments
- The building will be externally cleaned each year
- Efficient maintenance of residents rooftop area to ensure it maintains its exclusive feel and there is a good harvest from the herb garden
- Due for completion mid to late 2015



Artists Impression Botanica Entrance

Ideal Location

The location of these apartments on Edmondstone Street South Brisbane will be the primary contributor to capital growth into the future. The property really is in the centre of the action and is just a short stroll from a world class selection of amenities as outlined below. www.walkscore.com.au has given the Botanica Residences a score of “95% - a walker’s paradise”.



Walk Score 95 Walker's Paradise Agree Disagree
Daily errands do not require a car.

Near 4 Edmondstone Street
Brisbane, AU-QLD South Brisbane

Restaurants & Bars
The Bun Mobile 19 m

Coffee
Loading Dock Espresso 24 m

Groceries
Coles .23 km

Outdoor Places
Musgrave Park .43 km

Schools
EF International School .11 km

Car & Bike Shares
CityCycle Station No. 135 1.13 km

Street View

Employment Generators and market for tenants

- 200,000 office workers in Brisbane CBD – 1km walk
- 26,000 office workers in immediate South Brisbane/Southbank precinct
- Suncorp relocating its head office to South Brisbane with 3,000 employees moving to the area
- Rapidly growing South Brisbane commercial precinct with 300,000m² of total commercial space and an additional 88,000m² of commercial office space and 8,000 additional office workers in the last 5 years.
- 80,000 students study within 1.5 kilometers of South Brisbane and 120,000 within three kilometers
- University of Technology 40,000 students, 4000+ academics and support staff 1.5km
- University of Queensland, 40,500 students, 4500+ academics and support staff, 3.5km
- Southbank Institute of Technology, 29,600 students, 3000+ academics and support staff, 1km
- 5000 students Central Queensland University, 500+ academics and support staff, 1.5km

- Griffith University 3,373 students, 1.5km
- Sarina Russo Institute, 5000 students, 1.5km
- Mater Private Hospital Brisbane, 7,500 employees, 1.5km, one of the largest multidisciplinary hospitals in the state
- 11,000 Arts, Cultural & Museum Volunteers & Employees, 600m

Arts and Cultural

South Brisbane and Southbank contain many cultural institutions and public amenities only a 10 minute walk from these apartments, including -

- Queensland Museum
- the Gallery of Modern Art
- Queensland State Library
- Brisbane Entertainment and Convention Centre (currently being further extended)
- Queensland Conservatorium of Music and the Queensland Performing Arts Complex

Transport

- 1km to CBD
- 500m to South Brisbane Railway Station
- 1 minute walk to City Glider Bus Service
- 10 minute walk to South Brisbane Bus Terminal
- 6 bridges linking South Brisbane to Brisbane City

Shops and Commercial offices

- 1km from Brisbane CBD & Queen Street Mall
- Activation of further retail bars and cafes on Fish Lane with a vision to transform this into a Brisbane equivalent of Melbourne's Collins, Hardware and Flinders Lanes
- Immediate South Brisbane and West End Retail includes
 - 275 restaurants, bars and cafés
 - 53 fashion boutiques
 - 157 other specialty stores
 - Coles supermarket

Demographics and population growth

The population in postal area 4101 (South Brisbane, West End, Highgate Hill) is forecast to rise by 6.0% per year through to 2016, driven by middle to higher income earners and students locating to the area (data provided by SQM Research). As the below graph indicates South Brisbane is set to benefit from a surge in population growth through to 2031.

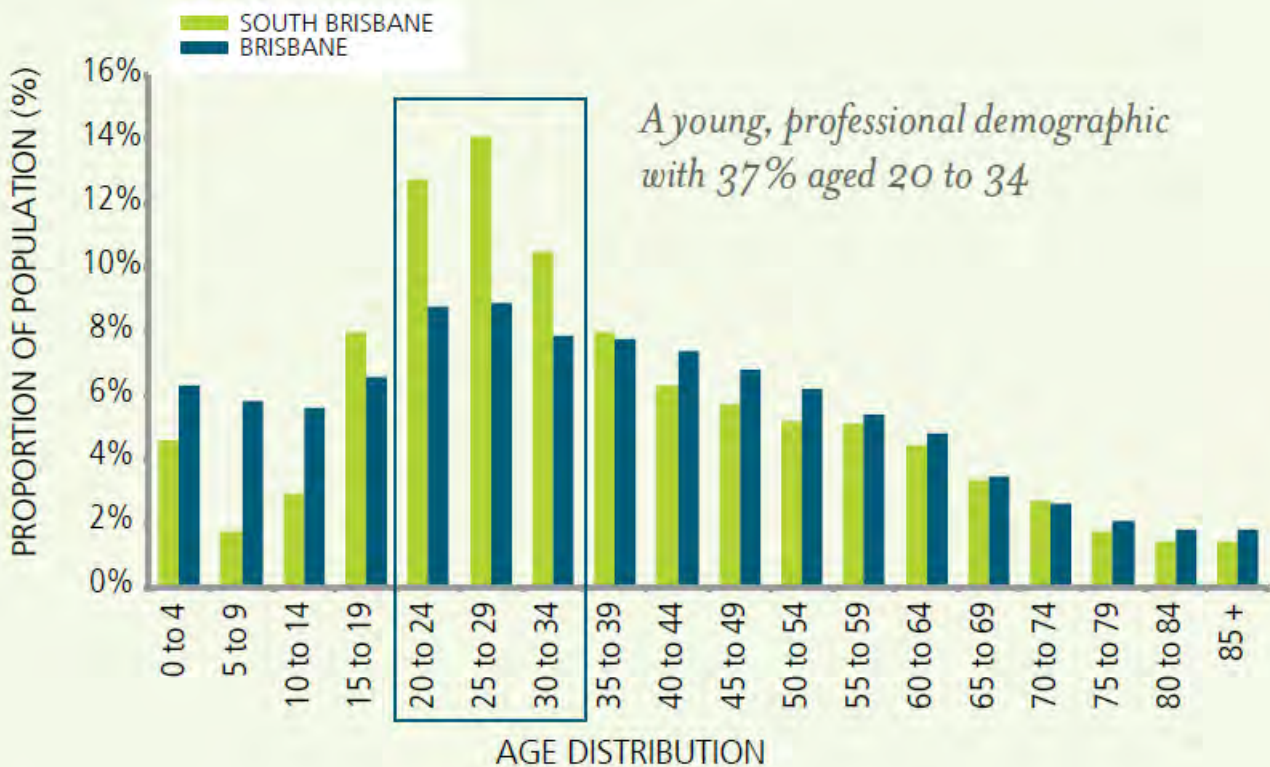
SOUTH BRISBANE POPULATION PROJECTIONS



Prepared by Urbis; Source: OESR Population Estimates 2001 to 2011, Population Projections 2012 to 2031

Family incomes in the postal area 4101 are considerably higher than the state average and have been accelerating over the past decade, reflecting changing demographics. This is forecast to continue until at least 2016. The 2011 Census reports that the median total family income in South Brisbane is 25.4% larger than the Greater Brisbane region. Furthermore, the below graph shows that 37% of the population are aged between 20 and 34 compared to 22% for Greater Brisbane. Also worth noting is that only 7% of the population of South Brisbane are aged under 15 compared to 20% for Greater Brisbane. This illustrates that the demographic of the area is young, in the career phase of their lives earning good incomes, yet far less likely to have the financial implications of children when compared to the Greater Brisbane area. It is this demographic that seeks a lavish lifestyle with cash available to spend on rent and other consumer spending.

SOUTH BRISBANE AGE DISTRIBUTION



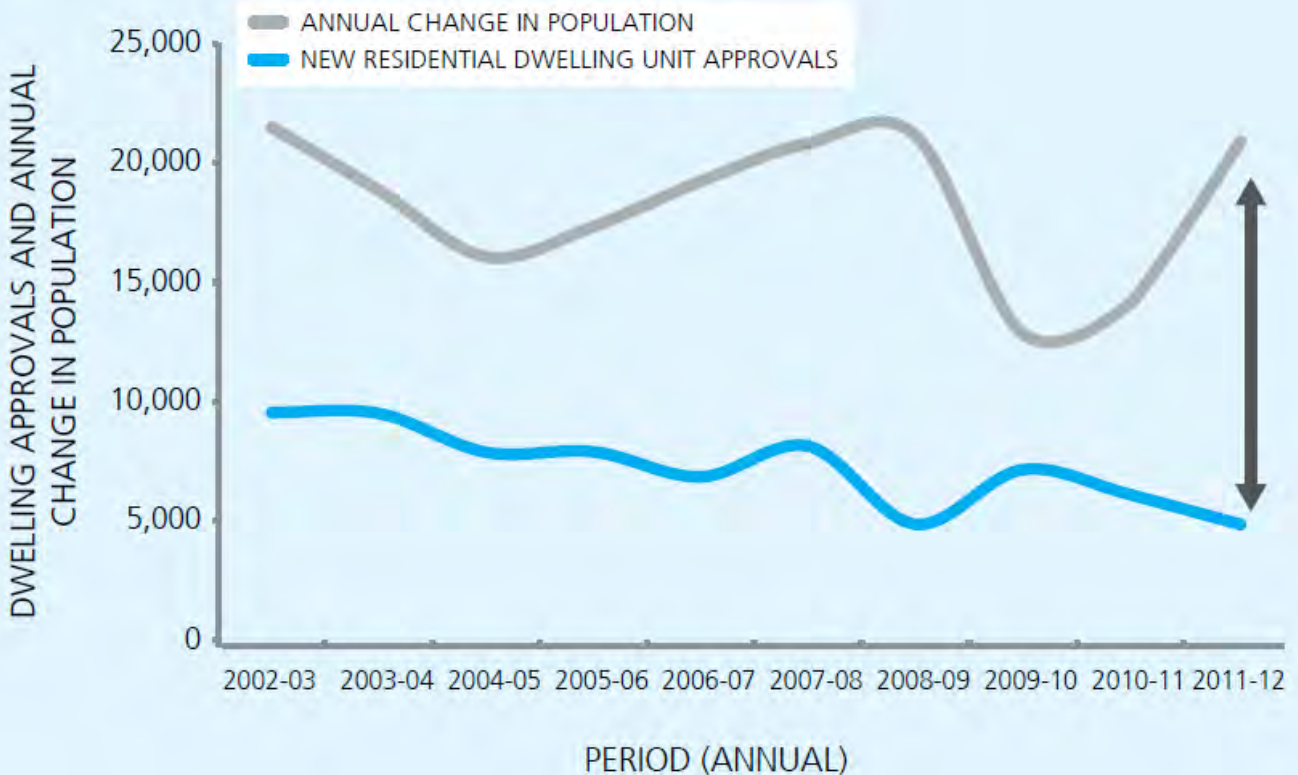
Prepared by Urbis; Source: ABS Census Data 2011

Furthermore, Queensland has recorded above average economic growth rates compared to NSW and Victoria, and offers a better standard of living, primarily due to cheaper house prices in Queensland.

Undersupply

Supply and demand research by SQM indicates that in South Brisbane there will be a shortage of approximately 852 properties in 2013. This is further reinforced by ABS data as outlined in the below graph. Beyond this, underlying demand is forecast to exceed supply by over 1,000 dwellings each year to 2016. Currently the data suggests that there is inadequate supply of accommodation in the area for renters.

POPULATION GROWTH VS DWELLING APPROVAL



Prepared by Urbis; Source: ABS Estimated Residential Population 2011, ABS 8731.0 - Building Approvals, Australia

South Brisbane has undergone huge transformations over the last two decades and it continues to be one of Brisbane's most sought-after growth suburbs. Buyers can take advantage of this off-the-plan project well situated to benefit from the growth in Queensland's mining, and the rental and capital growth that will result.

The suburb of South Brisbane has strong growth potential over the medium term, driven by Government investment, population growth, changing demographics and its short walk to commercial office spaces which provide back office functions for many companies which are direct beneficiaries of the growth in Queensland's mining industry.

The award winning Architect, Rothe Lowman, have conceived a very beautiful building. And the developer, Aria Property (www.ariaproperty.com.au), have decades of experience and a well-established track record for delivering projects of exceptional quality.

A key objective of Aria's is to build a brand known for its quality like Mercedes or BMW, whereby buyer's expectations are exceeded on every development. They have a long term business plan to reach this objective. Station 16 won best residential unit project in Queensland in September 2012 and Aria are determined for all their projects to be award winning. This is a unique opportunity to own a property in what is sure to become an iconic Brisbane residential building.

Key Investment Indicators

Rental Premium - South Brisbane commands a significant rental premium over its close neighbouring suburbs. Urbis Economic Research has quantified this as -

- Inner North 13%-15%
- Inner West 13%-15%

Undersupply - South Brisbane's population increased by 1,328 residents between 2007 and 2011 while only 383 dwellings approved, resulting in a severe undersupply that has driven median price growth and significant rental premiums. A further 9,802 residents are expected to move into the suburb between 2016 and 2031 – this will mean South Brisbane's population will grow at a rate greater than any other Inner City suburb between 2012 – 2031.

Recent and forthcoming infrastructure spending of \$4.1 billion in South Brisbane.

South Brisbane is a growing commercial office area including offices of many mining related companies with highly skilled/highly paid employees. Mining and mining services companies that have taken significant commercial space in South Brisbane in the last 4 years include Roche, Ausenco, MWH Global, Thiess, Macarthur Coal, Downer EDI, Sinclair Knight Merz, Macmahon Holdings, Kellogg Brown and Root. Significant South Brisbane employment generators include -

MAJOR TENANTS - COMMERCIAL DIVERSITY

TENANT	INDUSTRY	ADDRESS	AREA LEASED (SQM)	POTENTIAL EMPLOYMENT
AUSENCO	Property & Business Services	144 Montague Rd	14,216	1,422
SINCLAIR KNIGHT MERZ	Property & Business Services	32 Cordelia St	12,000	1,200
THIESS	Property & Business Services	179 Grey St	10,568	1,057
AUSTRALIAN BROADCASTING COMPANY	Communication Services	Cnr Grey & Russell St	10,000	1,000
KELLOGG BROWN & ROOT	Property & Business Services	199 Grey St	8,255	826
ROCHE MINING	Mining	100 Melbourne St	6,600	660
COLORADO	Retail Trade	100 Melbourne St	5,800	580
ORIGIN ENERGY	Electricity, Gas & Water Supply	144 Montague Rd	5,666	567
CENTRELINK	Community Services	21 Cordelia St	3,600	360
STOCKLAND	Property & Business Services	99 Melbourne St	6,204	620
MWH GLOBAL	Property & Business Services	35 Boundary St	8,200	820

* Potential Employment based on one person per 10 sqm of office space

Source: RPData Cityscope, PCA Office Market Report; Business South Bank Profile Fact Sheet; Urbis

Significant demand for accommodation based on proximity to tertiary study campuses comprising 120,000+ students. These campuses have very significant numbers of well-funded overseas students looking for local accommodation putting even more pressure on local accommodation demand. These include -

- Queensland University Technology (QUT) 40,000 students
- University of Queensland 40,500 students
- Southbank Institute of Technology 30,000 students
- Griffith University 3,373 students
- Central Queensland University 5,000 students
- Sarina Russo Institute, 5000 students

On 100% finance apartments can be owned from

- 1 bedroom 1 bath: a cost of \$26 per week unfurnished to \$7 cash positive furnished
- 2 bedroom 1 bath: a cost of \$60 per week unfurnished to a cost of \$23 per week furnished
- 2 bedroom 2 bath: a cost of \$75 per week unfurnished to a cost of \$26 per week furnished

(refer financials for full details)

Economic Overview

The Brisbane economy was valued at \$135 billion in 2011/12 and the Brisbane Economic Development Plan 2031 outlines a desired economy of \$217 billion by 2031. This will require an extra 343,000 employees in the city over the next decade.

South Brisbane relies on a variety of industries for employment with the following industries all employing more than 10% of the workforce in South Brisbane; professional, scientific and technical services, health care and social assistance and accommodation and food services. To support this, the Brisbane Local Government Area has a workforce of 800,000 across 121,000+ business. Greater Brisbane has a very diverse economy with 9 different industries employing in excess of 50,000 people each.

Infrastructure Spend of over \$4 Billion

South Brisbane has been designated an urban renewal area under what the government has called the South Brisbane Riverside Renewal Strategy. This precinct has received and will continue to receive a significant concentration of infrastructure spend totaling over \$4 billion.

The Strategy will improve transport links and develop existing infrastructure. Upgrades to public spaces and streetscapes are also planned. Recent infrastructure upgrades include –

- Queensland Cultural Centre (\$1.15 billion)
- Queensland Children's Hospital works (\$1.285 billion)
- Goodwill Bridge (\$40 million)
- South East Busway including Cultural Centre and South Bank Stations and tunneling works (\$200 million),
- Merivale, Grey, Melbourne & Cordelia Street upgrades (\$50 million)
- Kurilpa Foot Bridge (\$63.3 million)
- Gallery of Modern Art (\$300 million)
- SEQIPP pedestrian/cycle bridges (\$50 million)
- Go Between Bridge (\$338 million)

Brisbane City has also benefitted from a large infrastructure spend over recent years that will continue into the future. Highlights include;

- The Queensland Infrastructure Plan 2011-2031 outlines \$134 billion (AUD) worth of infrastructure development for Brisbane and surrounding areas – this is Australia’s largest public infrastructure spend to date.
- \$1.1 billion Gasworks Urban Village will see 103,400sqm of A-grade office space, 16,860sqm of retail space and some residential apartments developed over the next 10 years.
- Rapid Transit Bus Service City Glider (complete) – \$4.5 million
- Airport Link Tunnel (complete) - \$3.4 billion
- RNA showground (Due for completion 2026 approx.) - \$2.9 billion
- RNA Convention and Exhibition Centre (Recently opened) - \$59 million
- Clem 7 Tunnel (Complete 2010) - \$3 billion
- Northern Busway (Majority complete) - \$2.6 billion
- Kingsford Smith Tunnel (To commence shortly) - \$800 million
- Brisbane Airport is just 15km from South Brisbane and caters for 19.7 million passengers per year.
- The Port of Brisbane is one of Australia’s fastest-growing container ports and Queensland’s largest general cargo port.
- Significant public transport infrastructure including 130 train stations, 12,600 bus stops and a network of dedicated bus ways.

Property Expectations

Socio-economic Assessment

The suburb of South Brisbane has an affluent demographic, made up of young to middle aged professionals and young to middle aged couples with families with a high level of disposable income.

Flood Zone

The property is not susceptible to flooding from creek, river or storm tides.

Zoning Risk and Assessment

The property is zoned as a Major Centre – “Multi-purpose Centres allow for a wide range of activities to be clustered together. They are to be well serviced by all modes of transport, particularly public, bike and pedestrian.”

Vacancy Risk

We have spoken to a number of local agents including Morgan Suites who hold the management rights for the other Aria South Brisbane buildings, Station 16, Artisan and Vine. They are confident that these units will be in high demand and as such will be tenanted quickly.

All the agents we spoke with made similar comments about the current market. Furnished apartments are in very high demand. Often even higher than unfurnished, although this can fluctuate and it is best to speak with your agent closer to settlement to understand the market dynamics at that point in time.

At the time of writing, one of the developer’s previous projects “Station 16”, at 16 Merivale Street, South Brisbane, the average yield is in the 6%’s and due to it being a new building once stabilised we expect the yields to all be closer to 7% for investors.

In South Brisbane with many corporate head offices close by, there are opportunities to lease to corporates on 6 month, 12 month and even 24 month leases. Some corporates even pay their rent many months in advance. We have seen deals done with corporates where if the owner agrees to leave the rent fixed for 2 years, the corporate will pay 100% of the money in advance.

Most tenants are coming from mining, banking and finance and internet/IT software programming industries. There are many mining and mining service companies close by in South Brisbane so these buildings will be popular with this kind of tenant.

Furnished tenants are either interstate or from overseas. South Brisbane has many fly in fly out tenants from interstate who are not here all the time. Some come 5 days a week, some come for only a few days per month but need certainty of accommodation. All agents including Morgan Suites perform a strenuous reference check on all tenants and have visibility of their earnings. The average income is typically high, above \$160,000 per year.

When construction is finished and the properties receive occupation certificates, there will be some of the apartments in the project entering the market for rent, although there will be sales to owner occupiers also. It is normal to have a period of vacancy when a new block is completed as the market can have an influx of supply from a newly delivered project for the first few weeks. Given there will a number of new apartments coming onto the market in search of a tenant at the same time, there may be a small vacancy period. This is to be expected.

The building managers are very proactive property managers that are active in the corporate market and work to minimise or even eliminate vacancy on settlement.

Given the popularity of the area, we see little vacancy risk however investors should always be prepared for an initial period of a number of weeks vacancy when any investment property is first settled.

In order to ensure you see a suitable return on your investment we have arranged for the developer to put a rental guarantee in place. This agreement will come into effect 29 days after settlement should your property still be vacant and it will be priced according to market rates. This leaves a 4 week period between settlement and the guarantee coming into place. This 4 week period has been negotiated to encourage your managing agent to get a tenant in place for you as soon as possible yet at the same time ensures you see a return on your investment without a substantial vacancy period. Please ensure you have a financial buffer in place should this 4 week vacancy period eventuate. The rental guarantee will be paid from the 29th day after settlement through to the start date of the first lease on your property.

Please note the guarantee will be forfeited if a suitable tenant is located for your property who is willing to pay at least 95% of the market rent and you decide not to proceed with the tenant for any reason.

Valuation Shortfall Risk

It has been well reported in the press and we are still currently seeing valuers taking very conservative positions particularly in Queensland and there may be a slight chance of a valuation shortfall, however you can see from the comparable sales provided that recent sales well support the

price of this new product. All of the valuations on Station 16 which was settled in the middle of 2012 came in at contract sale price.

Valuation Attempts to Purchase

Due to current market conditions you may have to attempt twice for a satisfactory valuation. We anticipate this could occur occasionally.

Highest & Best Rental Returns

As outlined earlier under vacancy risk, the current market for furnished letting is very strong and is expected to increase rents significantly over unfurnished. The highest and best rental returns may be obtained through the use of furnished letting. Furnished demand can fluctuate and you must speak with the leasing manager closer to the time prior to settlement. You may wish to wait until 6 months after settlement before furnishing to get the apartment settled into your portfolio.

We strongly suggest you engage the agency and build a relationship with them EARLY meaning 6 months prior to settlement. Many tenants look for properties in advance of being required to move and through acting early and advising the agent of your properties forthcoming availability, you will minimise and even potentially eliminate almost any vacancy. The contact details for the group who will manage Botanica are:

Neil Morgan

Ph: 1300 784 798

E-mail: admin@morgansuites.com.au

Highest & Best Use of Land

As the property is zoned as a "Major Centre" the current plan utilizes the property to its highest and best use.

First 6 Months Purchase Expectations

The Property Manager has adopted conservative rental figures in the appraisal based on what we have seen in the market currently. It is a fair market expectation that rents will increase after the first 12 months of ownership. Rents are strong in South Brisbane as has been outlined in this document and it's a very popular area. There is no concern of an oversupply.

Strata Synopsis

After construction completion, settlement will occur 15 days after the Seller's Lawyers give notice to the Buyer or the Buyer's Lawyers of the formal registration of the lots by council.

Once titles register you will be able to finalise a tenant through your selected rental management agency. It is normal though that there may be some vacancy period due to a small influx of stock being made available to the market at the one time.

Once 50% of the lots have settled there will be an AGM held for body corporate (BC) purposes, which will aim at establishing the body corporate. Most likely you will have your rental manager represent you as your proxy for the body corporate meetings and help you establish everything you need for the property to begin operating smoothly. Once the BC is established you will start paying rates as normal and build up the sinking fund if required.

Prior to settlement it is important to either have a building inspector or your chosen rental manager complete a 'pre settlement inspection' and note any possible defects. These will be formally reported to the developer who will have to rectify them under the defect clause in the contract. There is a limited window of time from settlement date for a new owner to activate this defect clause (often 90 days) so it's important for owners to manage this and drive this.

There are specialist new home inspection companies like the ones below who are experts in new home inspections. It may be worth engaging one of these companies -

<http://www.handovers.com/>

<http://www.pro-check.com.au/building-services/new-home-inspections.aspx>

Price List

Unit No.	Unit Type	Level	BRs	Bath	Study	Car Park	Int. Living Area (m2)	Balcony (m2)	Total Area (m2)	Price Unfurnished	APPROX. Price Furnished	Price/m2 Internal	Rent per week	Furnished rent per week	Rent Used for Yield	Rental Yield	Rent Used for Furnished Yield	APPROX. Furnished Rental Yield	Aspects
701	1	7	2	2	1	1	80	9	89	\$ 609,000	\$630,450	\$7,612.50	\$600-680	\$680-750	\$ 620	5.3%	\$ 720	5.9%	City
702	2	7	1	1	1	1	50	7	57	\$ 439,000	\$457,150	\$8,780.00	\$475-550	\$550-600	\$ 490	5.8%	\$ 560	6.4%	City
703	3	7	2	1	1	1	65	7	72	\$ 529,000	\$550,450	\$8,138.46	\$550-600	\$600-650	\$ 570	5.6%	\$ 620	5.9%	City
704	4	7	1	1	1	1	51	7	58	\$ 429,000	\$447,150	\$8,411.76	\$475-550	\$550-600	\$ 490	5.9%	\$ 560	6.5%	City
705	5	7	2	2	1	1	81	9	90	\$ 619,000	\$640,450	\$7,641.98	\$600-680	\$680-750	\$ 620	5.2%	\$ 720	5.8%	City
706	6	7	2	1	1	1	65	9	74	\$ 499,000	\$520,450	\$7,676.92	\$550-600	\$600-650	\$ 550	5.7%	\$ 610	6.1%	River
707	7	7	1	1	1	1	50	6	56	\$ 399,000	\$417,150	\$7,980.00	\$475-550	\$550-600	\$ 475	6.2%	\$ 550	6.9%	River
708	8	7	2	2	1	1	81	9	90	\$ 589,000	\$610,450	\$7,271.60	\$600-680	\$680-750	\$ 600	5.3%	\$ 700	6.0%	River
709	9	7	1	1	1	1	51	7	58	\$ 397,000	\$415,150	\$7,784.31	\$475-550	\$550-600	\$ 475	6.2%	\$ 550	6.9%	Cootha
710	10	7	2	2	1	1	81	9	90	\$ 589,000	\$610,450	\$7,271.60	\$600-680	\$680-750	\$ 600	5.3%	\$ 700	6.0%	Park
711	11	7	1	1	1	1	50	7	57	\$ 399,000	\$417,150	\$7,980.00	\$475-550	\$550-600	\$ 475	6.2%	\$ 550	6.9%	Park
712	12	7	2	1	1	1	65	9	74	\$ 497,000	\$518,450	\$7,646.15	\$550-600	\$600-650	\$ 550	5.8%	\$ 610	6.1%	Park
1001	1	10	2	2	1	1	80	9	89	\$ 629,000	\$650,450	\$7,862.50	\$600-680	\$680-750	\$ 640	5.3%	\$ 730	5.8%	City
1002	2	10	1	1	1	1	50	7	57	\$ 459,000	\$477,150	\$9,180.00	\$475-550	\$550-600	\$ 520	5.9%	\$ 570	6.2%	City
1003	3	10	2	1	1	1	65	7	72	\$ 559,000	\$580,450	\$8,600.00	\$550-600	\$600-650	\$ 580	5.4%	\$ 630	5.6%	City
1004	4	10	1	1	1	1	51	7	58	\$ 449,000	\$467,150	\$8,803.92	\$475-550	\$550-600	\$ 520	6.0%	\$ 570	6.3%	City
1005	5	10	2	2	1	1	81	9	90	\$ 639,000	\$660,450	\$7,888.89	\$600-680	\$680-750	\$ 640	5.2%	\$ 730	5.7%	City
1006	6	10	2	1	1	1	65	9	74	\$ 529,000	\$550,450	\$8,138.46	\$550-600	\$600-650	\$ 560	5.5%	\$ 620	5.9%	River
1007	7	10	1	1	1	1	50	6	56	\$ 429,000	\$447,150	\$8,580.00	\$475-550	\$550-600	\$ 500	6.1%	\$ 560	6.5%	River
1008	8	10	2	2	1	1	81	9	90	\$ 604,000	\$625,450	\$7,456.79	\$600-680	\$680-750	\$ 620	5.3%	\$ 710	5.9%	River
1009	9	10	1	1	1	1	51	7	58	\$ 427,000	\$445,150	\$8,372.55	\$475-550	\$550-600	\$ 500	6.1%	\$ 560	6.5%	Cootha
1010	10	10	2	2	1	1	81	9	90	\$ 602,000	\$623,450	\$7,432.10	\$600-680	\$680-750	\$ 620	5.4%	\$ 710	5.9%	Park
1011	11	10	1	1	1	1	50	7	57	\$ 429,000	\$447,150	\$8,580.00	\$475-550	\$550-600	\$ 500	6.1%	\$ 560	6.5%	Park
1012	12	10	2	1	1	1	65	9	74	\$ 527,000	\$548,450	\$8,107.69	\$550-600	\$600-650	\$ 560	5.5%	\$ 620	5.9%	Park
1301	1	13	2	2	1	1	80	9	89	\$ 638,000	\$659,450	\$7,975.00	\$600-680	\$680-750	\$ 660	5.4%	\$ 740	5.8%	City
1302	2	13	1	1	1	1	50	7	57	\$ 465,000	\$483,150	\$9,300.00	\$475-550	\$550-600	\$ 530	5.9%	\$ 580	6.2%	City
1303	3	13	2	1	1	1	65	7	72	\$ 565,000	\$586,450	\$8,692.31	\$550-600	\$600-650	\$ 590	5.4%	\$ 640	5.7%	City
1304	4	13	1	1	1	1	51	7	58	\$ 455,000	\$473,150	\$8,921.57	\$475-550	\$550-600	\$ 530	6.1%	\$ 580	6.4%	City
1305	5	13	2	2	1	1	81	9	90	\$ 648,000	\$669,450	\$8,000.00	\$600-680	\$680-750	\$ 660	5.3%	\$ 740	5.7%	City
1306	6	13	2	1	1	1	65	9	74	\$ 535,000	\$556,450	\$8,230.77	\$550-600	\$600-650	\$ 570	5.5%	\$ 630	5.9%	River
1307	7	13	1	1	1	1	50	6	56	\$ 435,000	\$453,150	\$8,700.00	\$475-550	\$550-600	\$ 510	6.1%	\$ 570	6.5%	River
1308	8	13	2	2	1	1	81	9	90	\$ 613,000	\$634,450	\$7,567.90	\$600-680	\$680-750	\$ 640	5.4%	\$ 720	5.9%	River
1309	9	13	1	1	1	1	51	7	58	\$ 433,000	\$451,150	\$8,490.20	\$475-550	\$550-600	\$ 510	6.1%	\$ 570	6.6%	Cootha
1310	10	13	2	2	1	1	81	9	90	\$ 611,000	\$632,450	\$7,543.21	\$600-680	\$680-750	\$ 640	5.4%	\$ 720	5.9%	Park
1311	11	13	1	1	1	1	50	7	57	\$ 435,000	\$453,150	\$8,700.00	\$475-550	\$550-600	\$ 510	6.1%	\$ 570	6.5%	Park
1312	12	13	2	1	1	1	65	9	74	\$ 533,000	\$554,450	\$8,200.00	\$550-600	\$600-650	\$ 570	5.6%	\$ 630	5.9%	Park
1601	1	16	2	2	1	1	80	9	89	\$ 647,000	\$668,450	\$8,087.50	\$600-680	\$680-750	\$ 680	5.5%	\$ 750	5.8%	City
1602	2	16	1	1	1	1	50	7	57	\$ 471,000	\$489,150	\$9,420.00	\$475-550	\$550-600	\$ 540	6.0%	\$ 590	6.3%	City
1603	3	16	2	1	1	1	65	7	72	\$ 571,000	\$592,450	\$8,784.62	\$550-600	\$600-650	\$ 600	5.5%	\$ 650	5.7%	City
1604	4	16	1	1	1	1	51	7	58	\$ 461,000	\$479,150	\$9,039.22	\$475-550	\$550-600	\$ 540	6.1%	\$ 590	6.4%	City
1606	6	16	2	1	1	1	65	9	74	\$ 541,000	\$562,450	\$8,323.08	\$550-600	\$600-650	\$ 580	5.6%	\$ 640	5.9%	River
1607	7	16	1	1	1	1	50	6	56	\$ 441,000	\$459,150	\$8,820.00	\$475-550	\$550-600	\$ 520	6.1%	\$ 580	6.6%	River
1608	8	16	2	2	1	1	81	9	90	\$ 622,000	\$643,450	\$7,679.01	\$600-680	\$680-750	\$ 660	5.5%	\$ 730	5.9%	River
1609	9	16	1	1	1	1	51	7	58	\$ 439,000	\$457,150	\$8,607.84	\$475-550	\$550-600	\$ 520	6.2%	\$ 580	6.6%	Cootha
1610	10	16	2	2	1	1	81	9	90	\$ 620,000	\$641,450	\$7,654.32	\$600-680	\$680-750	\$ 660	5.5%	\$ 730	5.9%	Park
1611	11	16	1	1	1	1	50	7	57	\$ 441,000	\$459,150	\$8,820.00	\$475-550	\$550-600	\$ 520	6.1%	\$ 580	6.6%	Park
1612	12	16	2	1	1	1	65	9	74	\$ 539,000	\$560,450	\$8,292.31	\$550-600	\$600-650	\$ 580	5.6%	\$ 640	5.9%	Park

Please note the furnished prices are not confirmed. Furniture package details are still to be finalised – the prices used in this price list reflect the pricing of furniture packages from Aria's last development.

Total Purchasing Costs

LVR	1 Bedroom 90% Finance	1 Bedroom 85% Finance	1 Bedroom 80% Finance
Purchase Price	\$435,000.00	\$435,000.00	\$435,000.00
Deposit	\$43,500.00	\$65,250.00	\$87,000.00
Stamp Duty	\$14,703.00	\$14,703.00	\$14,703.00
Legal Fees	\$1,800.00	\$1,800.00	\$1,800.00
Lenders Mortgage Insurance	\$6,460.00	\$3,771.00	\$500.00
Total Purchase costs	\$66,463.00	\$85,524.00	\$104,003.00
Add furniture pack if required Approx Cost	\$18,150.00	\$18,150.00	\$18,150.00
Total purchase costs with furniture	\$84,613.00	\$103,674.00	\$122,153.00
LVR	2 Bedroom 1 bath 90% Finance	2 Bedroom 1 bath 85% Finance	2 Bedroom 1 bath 80% Finance
Purchase Price	\$533,000.00	\$533,000.00	\$533,000.00
Deposit	\$53,300.00	\$79,950.00	\$106,600.00
Stamp Duty	\$18,421.00	\$18,421.00	\$18,421.00
Legal Fees	\$1,800.00	\$1,800.00	\$1,800.00
Lenders Mortgage Insurance	\$7,915.00	\$4,621.00	\$500.00
Total Purchase costs	\$81,436.00	\$104,792.00	\$127,321.00
Add furniture pack if required Approx Cost	\$21,450.00	\$21,450.00	\$21,450.00
Total purchase costs with furniture	\$102,886.00	\$126,242.00	\$148,771.00
LVR	2 Bedroom 2 bath 90% Finance	2 Bedroom 2 bath 85% Finance	2 Bedroom 2 bath 80% Finance
Purchase Price	\$613,000.00	\$613,000.00	\$613,000.00
Deposit	\$61,300.00	\$91,950.00	\$122,600.00
Stamp Duty	\$22,181.00	\$22,181.00	\$22,181.00
Legal Fees	\$1,800.00	\$1,800.00	\$1,800.00
Lenders Mortgage Insurance	\$9,103.00	\$5,315.00	\$500.00
Total Purchase costs	\$94,384.00	\$121,246.00	\$147,081.00
Add furniture pack if required Approx Cost	\$21,450.00	\$21,450.00	\$21,450.00
Total purchase costs with furniture	\$115,834.00	\$142,696.00	\$168,531.00

Please note the furnished prices are not confirmed. Furniture package details are still to be finalised – the prices used in these tables reflect the pricing of furniture packages from Aria's last development.

Annual Fees

Council rates have been estimated at \$1,200.00 p.a. by the developer.

Water rates are estimated at \$650.00 p.a.

Strata Rates are outlined in Part 2 of this document. The mean Strata value is \$3630.00 p.a.

Terms & Conditions of Sale

Actual sales terms involved:

- Days of finance or cooling off period – 5 business days from the exchange date. If you choose to not proceed with the purchase you will forfeit 0.25% of the purchase price.
- Days for settlement - 15 days from registration of titles
- Sunset date – 30th November 2016
- Expected construction commencement – Early to mid 2014
- Expected construction completion – Mid to late 2015

The deposit is payable in 2 instalments:

\$2,000 on execution of the contract;

Balance of 10% on the date that is 14 days from contract date;

The deposit will be invested and the interest will be given to the purchaser upon completion.

Rental Appraisal



Station 16 | Artisan | Vine

18th July 2013

ARIA Property Group
 2 Edmondstone Street
 South Brisbane QLD 4101

BOTANICA, 2 – 4 EDMONDSTONE STREET, SOUTH BRISBANE QLD 4101

Morgan Suites as onsite managers of Station 16, Artisan and VINE can report that the following apartments have been rented:

Unit	Type	Rent/week	Term	
Station 16 - 1004	1 Bed, 1 Bath	\$495	12 Months	Unfurnished
Station 16 - 403	1 Bed, 1 Bath	\$560	9 Months	Furnished
Station 16 - 605	1 Bed, 1 Bath	\$600	4 Months	Furnished
Station 16 - 406	1 Bed, 1 Bath	\$650	5 Months	Furnished
Station 16 - 208	2 Bed, 1 Bath	\$670	6 Months	Furnished
Station 16 - 601	2 Bed, 2 Bath	\$775	4 Months	Furnished
Artisan - 802	1 Bed, 1 Bath	\$575	12 Months	Furnished
Artisan - 902	1 Bed, 1 Bath	\$590	12.5 Months	Furnished
Artisan - 1002	1 Bed, 1 Bath	\$600	6 Months	Furnished
Artisan - 304	2 Bed, 2 Bath	\$640	12 Months	Furnished
Artisan - 204	2 Bed, 2 Bath	\$650	6 Months	Furnished
Artisan - 1001	2 Bed, 2 Bath	\$675	12 Months	Furnished
Artisan - 901	2 Bed, 2 Bath	\$675	6 Months	Furnished
Artisan - 1004	2 Bed, 2 Bath	\$690	6 Months	Furnished
VINE - 301	1 Bed, 1 Bath	\$480	6 Months	Unfurnished
VINE - 508	1 Bed, 1 Bath	\$490	6 Months	Unfurnished
VINE - 801	1 Bed, 1 Bath	\$550	5 Months	Furnished
VINE - 808	1 Bed, 1 Bath	\$590	10 Months	Furnished
VINE - 805	2 Bed, 2 Bath	\$660	6 Months	Furnished
VINE - 803	2 Bed, 2 Bath	\$650	12 Months	Furnished

As demand for quality rental accommodation in South Brisbane continues to increase and the supply of new apartments is low, we see the expected rentals for a project being completed in 2015 to rent in the following ranges:

- 1 Bedroom unfurnished: \$475 - \$550
- 1 Bedroom furnished: \$550 - \$600
- 2 Bedroom, 1 Bathroom unfurnished: \$550 - \$600
- 2 Bedroom, 1 Bathroom furnished: \$600 - \$650
- 2 Bedroom, 2 Bathroom unfurnished: \$600 - \$680
- 2 Bedroom, 2 Bathroom furnished: \$680 - \$750

Sincerely yours,



Neil Morgan

16 Merivale Street, South Brisbane, Qld 4101 • Ph 1300 784 798 • admin@morgansuites.com.au
 The Merivale Street Management Trust • ABN: 4906 9782 549 • www.morgansuites.com.au

13th August, 2013

To Whom It May Concern:

RENTAL APPRAISAL: 2-4 Edmondstone Street, South Brisbane

With regard to current market conditions, Ray White CBD/South Brisbane Property Management, has appraised the property at the above address as having the potential to achieve a rental price of:

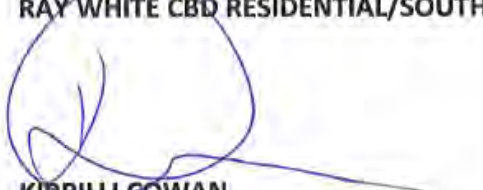
\$470 - \$490 per week as a - 1 bed, 1 bath, 1 car - Unfurnished
\$540 - \$560 per week as a - 1 bed, 1 bath, 1 car - Furnished
\$560 - \$580 per week as a - 2 bed, 1 bath, 1 car - Unfurnished
\$600 - \$620 per week as a - 2 bed, 1 bath, 1 car - Furnished
\$600 - \$620 per week as a - 2 bed, 2 bath, 1 car - Unfurnished
\$650 - \$670 per week as a - 2 bed, 2 bath, 1 car - Furnished

Thank you for inviting Ray White CBD Residential/South Brisbane to provide an appraisal for the property at the above address.

Your rental appraisal was calculated after researching; property comparisons, market conditions and taking into account current demand. It is in my opinion that your property will achieve the above rent returns.

You are welcome to contact our office at any time to discuss your needs, should you require the services of a skilled property manager.

Yours sincerely,
RAY WHITE CBD RESIDENTIAL/SOUTH BRISBANE



KIRRILLI COWAN
BUSINESS DEVELOPMENT MANAGER

DISCLAIMER
The opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn value.

Ray White.

Aria property Group
 Po Box 3088
 South Brisbane
 QLD 4101
 9th August 2013

Market rental appraisal: Botanica, 2 – 4 Edmondstone Street, South Brisbane, 4101

Thank you for the opportunity to appraise your properties for their rental value. The following figures are based on a weekly rental value.

	2 bed 2 Bath	2 Bed 1 Bath	1 Bed
Furnished:	\$630 - \$660	\$600 - \$630	\$500 - \$550
Unfurnished:	\$590 - \$620	\$535 - \$565	\$430 - \$470

Bees Nees City Realty's office is located in Cordella St and we note the pending settlement of a number of new apartments in this immediate neighbourhood, within 500m of our office. The above estimates have been made conservatively to allow for this first letting-up of a large number of apartments, and we would anticipate aggressive rent reviews on the subsequent lease negotiations.

We recommend landlords give their apartments the best opportunity to stand out of this crowded initial marketplace through the use of professional photography (individual apartment shoots are complimentary for Bees Nees clients).

Our agency is a specialist inner-Brisbane boutique firm with a strong focus on property management.

Please note these estimates have been prepared by a licensed real estate agent as our opinion only, and must not be held out or interpreted in any way as a formal valuation. This letter of opinion has been prepared free of charge and whilst we have exercised care in its preparation it must not be relied on by any third party.

Yours faithfully
Bees Nees City Realty



Conor Blake
 New Business Manager
 bdm@beesnees.com.au
 0404 423 530
 3214 6815



Rob Honeycombe
 Managing Director
 robh@beesnees.com.au
 0423 332 022
 3214 6802



Artist Impressions/Pictures



Artists Impression - Exterior Perspective of Botanica



Artists Impression - Street Level Perspective of Botanica



Artists Impression - Kitchen



Artists Impression – Bathroom



Artists Impression – Living Room



Level 7 – Facing the Brisbane River



Level 7 – Facing Musgrave Park



Level 7 – Facing Mount Coot-Tha



Level 7 – Facing the CBD



Level 9 – Facing the Brisbane River



Level 9 – Facing Musgrave Park



Level 9 – Facing Mount Coot-Tha



Level 9 – Facing the CBD



Level 12 – Facing the Brisbane River



Level 12 – Facing Musgrave Park



Level 12 – Facing Mount Coot-Tha



Level 12 – Facing the CBD



Level 15 – Facing the Brisbane River



Level 15 – Facing Musgrave Park



Level 15 – Facing Mount Coot-Tha



Level 15 – Facing the CBD



Rooftop Common Area – Facing the Brisbane River



Rooftop Common Area – Facing Musgrave Park

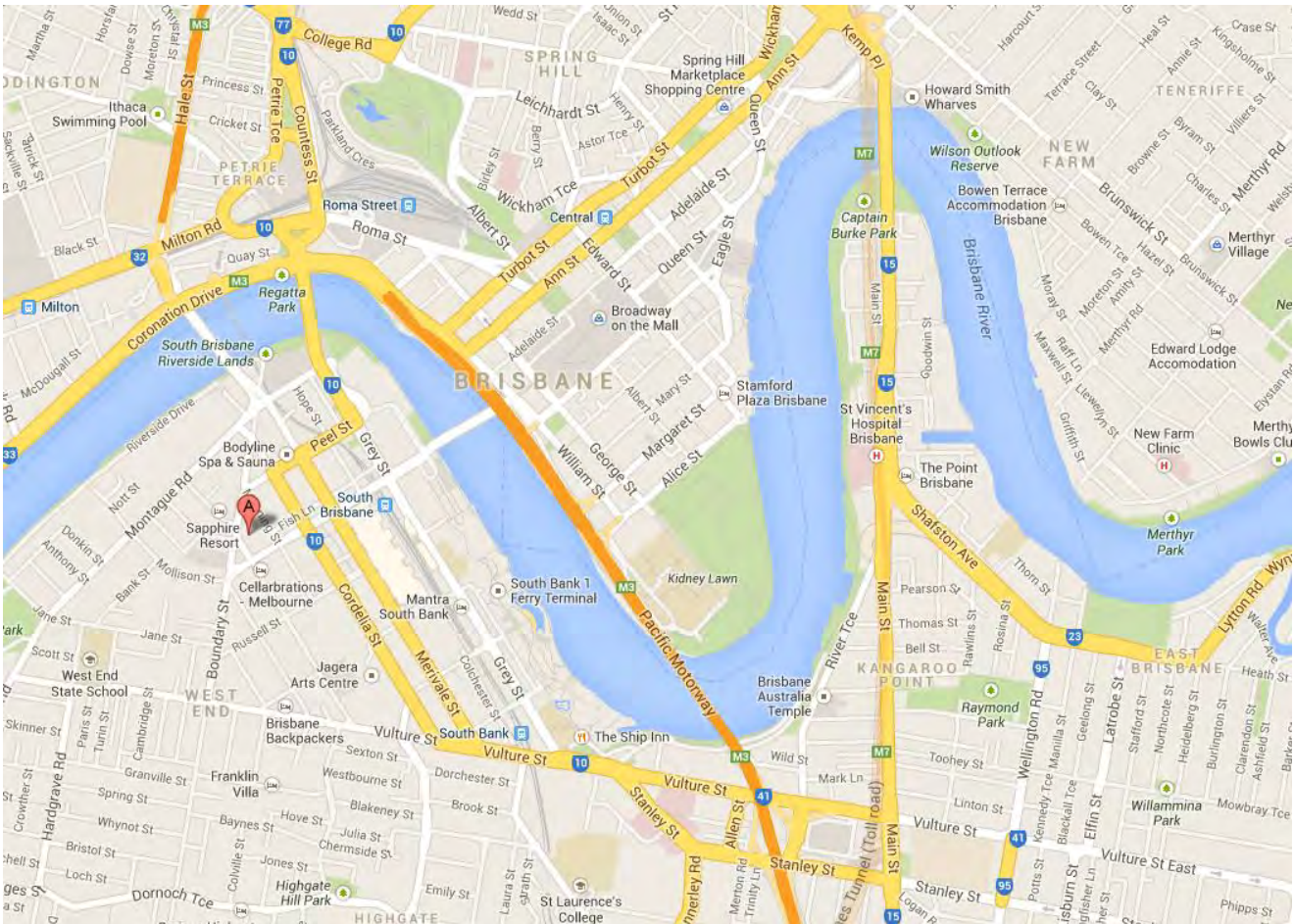


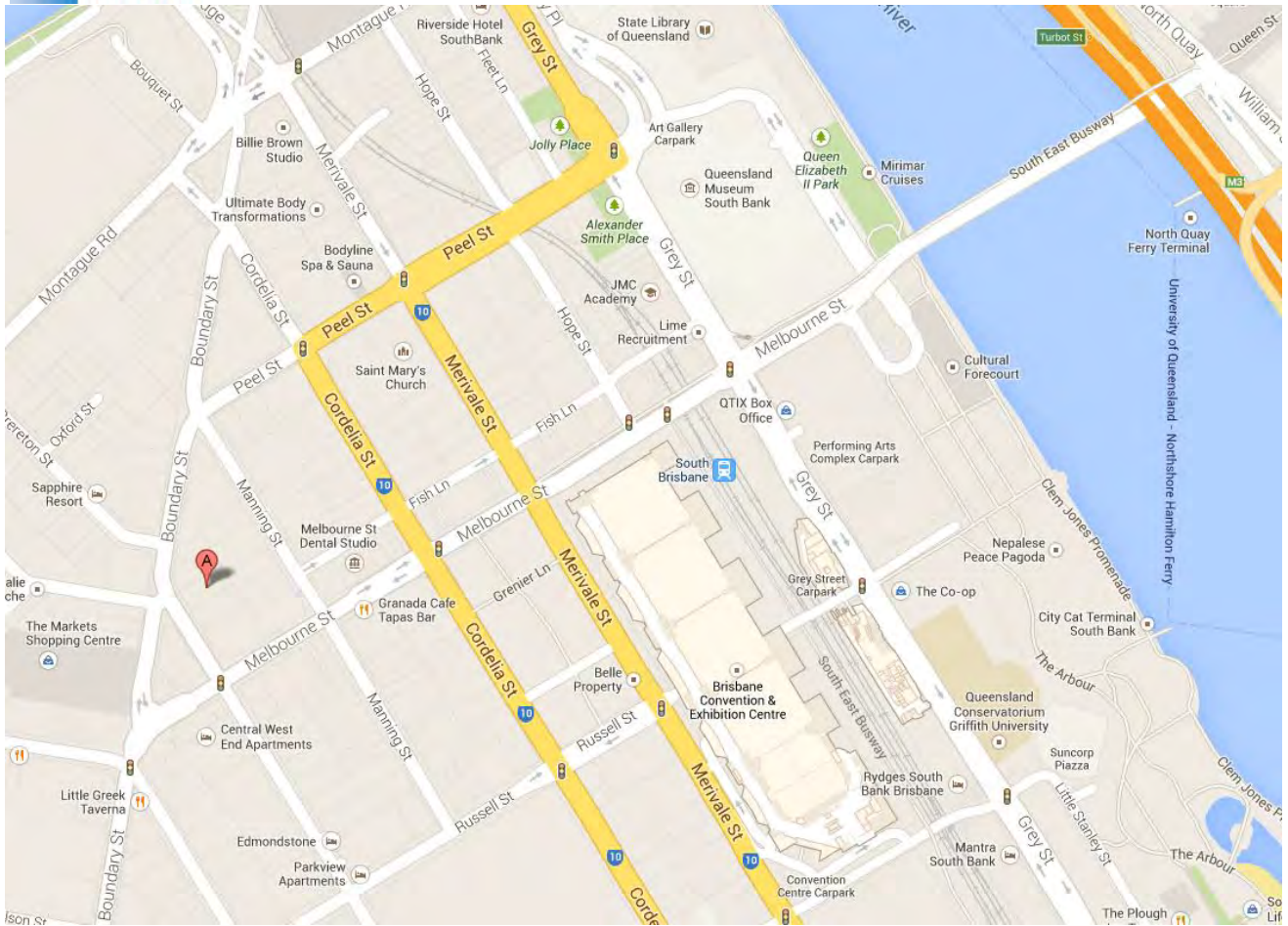
Rooftop Common Area – Facing Mount Coot-Tha



Rooftop Common Area – Facing the CBD

Location Map

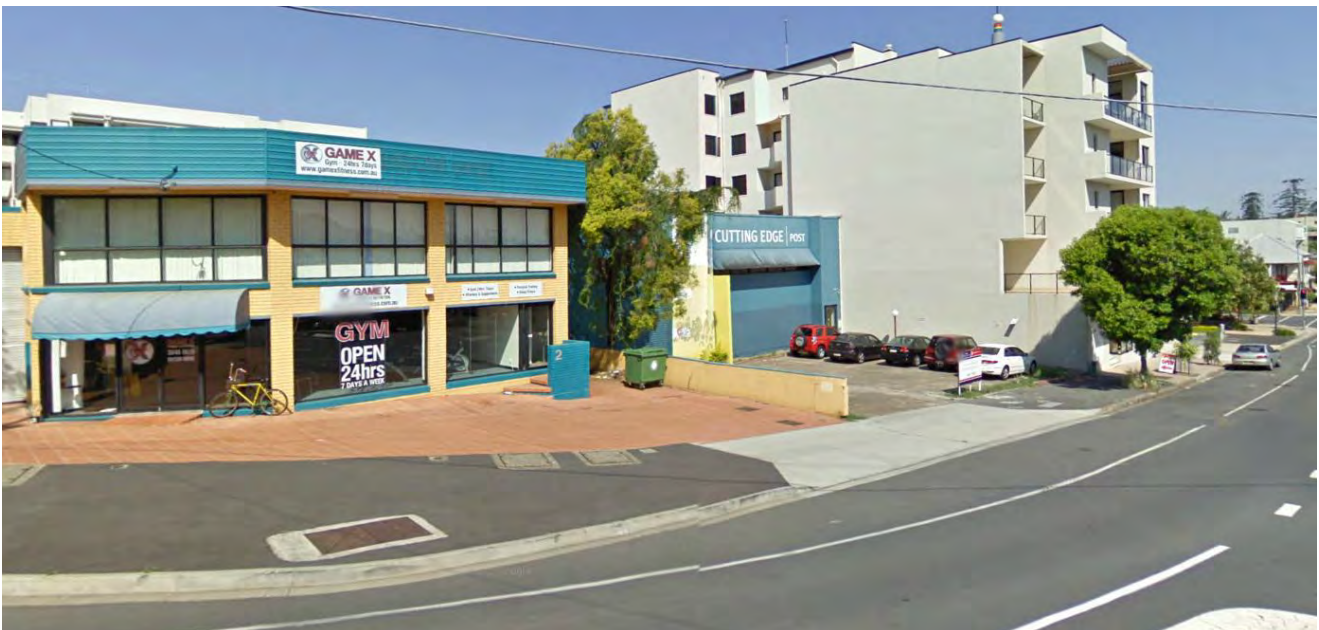




Street View – Looking north up Boundary Street



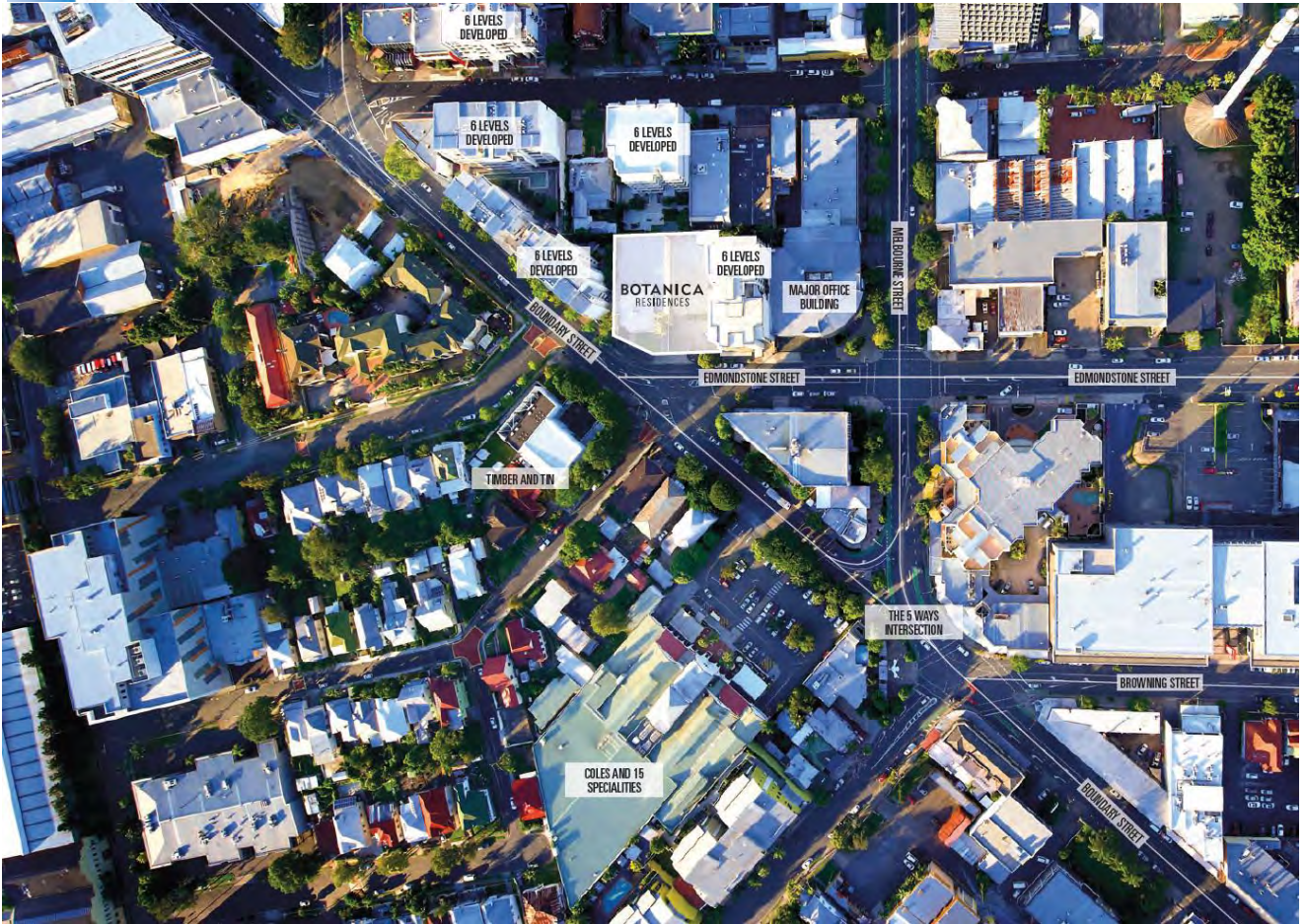
Street View – Looking south down Edmondstone Street



Street View – 4 Edmondstone Street



Location and Surrounding Amenities



Location Map and Surrounding Building Heights

Property Financial Details

Furniture packs will be made available by the developer however the exact details on this will not be available until the beginning of 2014.

As a point of reference, the cost of furniture in the developer's last project was;

- 1 bedroom - \$18,150 inc GST
- 2 bedroom - \$21,450 inc GST

These will provide a full turnkey rental solution and are complete right down to cutlery. Please note pricing and inclusions are still being confirmed, and some price inflation should be expected between the previous project and the upcoming Botanica Residences.

Market Value \$435,000
Purchase Price \$435,000
Deposit \$43,500
Purchase Costs \$23,863

Unit/Apartment

4 Edmondstone Street
South Brisbane QLD



Scenario: 1
1307 - 1 Bed 1 Bath Unfurnished

10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	435,000	465,450	498,032	532,894	570,197	610,111	652,819	698,516	747,412	799,731	855,712
Loan & Equity											
Loan Amount	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	43,500	73,950	106,532	141,394	178,697	218,611	261,319	307,016	355,912	408,231	464,212
Equity for Refinance at LVR	80%	-19,140	6,926	34,815	64,658	96,589	130,755	167,313	206,430	248,285	293,070
Buying Power	-	-	34,628	174,076	323,288	482,944	653,776	836,564	1,032,148	1,241,424	1,465,348
Rental Income											
Gross Rental Income	-	26,010	26,775	27,591	28,407	29,274	30,141	31,059	31,977	32,946	33,915
Gross Rental Yield	-	6.0%	6.2%	6.3%	6.5%	6.7%	6.9%	7.1%	7.4%	7.6%	7.8%
Net Rental Yield	-	4.1%	4.2%	4.4%	4.5%	4.6%	4.8%	4.9%	5.0%	5.2%	5.3%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	8,165	8,409	8,662	8,920	9,189	9,464	9,750	10,040	10,343	10,651
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	4,042	4,042	4,042	4,042	4,042	4,042	4,042	4,042	4,042	4,042
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	35,697	35,940	36,193	36,452	36,721	36,996	37,281	37,572	37,875	38,183
Depreciation & Tax Deductions											
Depreciation	-	11,755	8,681	7,763	7,285	6,934	6,453	6,273	5,963	6,664	6,118
Total Deductions	-	48,864	46,033	45,368	45,149	45,067	43,449	43,554	43,535	44,539	44,301
Net Profit/(Loss)	-	(22,854)	(19,258)	(17,777)	(16,742)	(15,793)	(13,308)	(12,495)	(11,568)	(11,593)	(10,386)
Estimated Tax Refund/(Payable)	-	8,328	7,126	6,578	6,195	5,844	4,924	4,624	4,277	4,290	3,843
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(9,687)	(9,165)	(8,602)	(8,045)	(7,447)	(6,855)	(6,222)	(5,595)	(4,929)	(4,268)
Pre Tax Cashflow PW	-	(186)	(176)	(165)	(155)	(143)	(132)	(120)	(108)	(95)	(82)
After Tax Cashflow											
After Tax Cashflow PA	-	(1,359)	(2,039)	(2,024)	(1,850)	(1,603)	(1,931)	(1,598)	(1,318)	(639)	(425)
After Tax Cashflow PW	-	(26)	(39)	(39)	(36)	(31)	(37)	(31)	(25)	(12)	(8)

Disclaimer: Property Investment Calculator accepts no liability for the accuracy of this report. Always consult a qualified accountant or financial advisor before making financial investment decisions. © MV Software Pty Ltd 2010. www.propertyinvestmentsoftware.com.au

10 year forecast – 1 bed, 1 bath unfurnished

Scenario: 1
 1307 - 1 Bed 1 Bath
 Unfurnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$435,000
 Purchase Price \$435,000
 Deposit \$43,500
 Purchase Costs \$23,863

Financial Summary
www.propertyinvestmentssoftware.com.au

Capital Expenses				Annual Income & Expenses				Tax & Market Factors					
Property Value				10 Year Average Rental Increased by CPI				Actual Depreciation Schedule					
Description		2013	Amount	Year	Average PW	Wks Vacant	Rent PA	Year		Amount			
Market Value at Year		2013	435,000	Year 1	510	1	26,010	Year 1		11,755			
Purchase Price			435,000	Year 2	525	1	26,775	Year 2		8,881			
Value vs Purchase	0%		0	Year 3	541	1	27,591	Year 3		7,763			
				Year 4	557	1	28,407	Year 4		7,285			
				Year 5	574	1	29,274	Year 5		6,934			
				Year 6	591	1	30,141	Year 6		6,453			
				Year 7	609	1	31,059	Year 7		6,273			
				Year 8	627	1	31,977	Year 8		5,963			
				Year 9	646	1	32,946	Year 9		6,684			
				Year 10	665	1	33,915	Year 10		6,119			
Due Diligence Costs				Annual Property Expenses				10 Year Average Capital Growth					
Description	Fund		Amount	Description			Amount	Description		Amount			
Building Inspection	Equity		300	Rates			1,850	Average Annual Capital Growth		7%			
Pest Inspection	Cash		0	Land Tax			0	Consumer Price Index (CPI)					
Other	Cash		0	Building Insurance			0	Description		Amount			
Other	Cash		0	Body Corporate			3,472	10 Year Average		3%			
Total			300	Repairs & Maintenance			0	Annual Income					
				Cleaning			0	Investor	Ownership	Amount	Tax Bracket		
				Service Contracts			0	Investor 1	100%	100,000	37%		
				Garden and Lawn Maintenance			0	Investor 2	0%	0	0%		
				Letting Fee			510						
				Landlord Insurance			330						
				Other			0						
				Property Management Fee %			8%						
Settlement Costs				Additional Annual Expenses									
Description	Fund		Amount	Year	Fund		Amount						
Deposit 10%	Equity		43,500	Year 1	Cash		0						
Stamp Duty	Equity		14,703	Year 2	Cash		0						
Legal Fees	Equity		1,800	Year 3	Cash		0						
Other	Cash		0	Year 4	Cash		0						
Total			60,003	Year 5	Cash		0						
				Year 6	Cash		0						
				Year 7	Cash		0						
				Year 8	Cash		0						
				Year 9	Cash		0						
				Year 10	Cash		0						
				Total			0						
				Value Add Margin			0%						
Loan Establishment Costs				Loan Details									
Description	Fund		Amount	Description			Amount						
Set up Fees	Equity		300	Loan Type			Interest Only						
LMI	Equity		6,460	Loan Term (Years)			25						
Valuation Fees	Equity		300	Loan Amount			391,500						
Other	Cash		0	Loan to Value Ratio (LVR)			90.0%						
Total			7,060										
Improvements				10 Year Average Interest Rate									
Year	Fund		Amount	Value Added	Description	Loan	Equity	LOC					
Year 1	Cash		0	0	Rate %	6%	6%	6%					
Year 2	Cash		0	0									
Year 3	Cash		0	0									
Year 4	Cash		0	0									
Year 5	Cash		0	0									
Year 6	Cash		0	0									
Year 7	Cash		0	0									
Year 8	Cash		0	0									
Year 9	Cash		0	0									
Year 10	Cash		0	0									
Total			0	0									
Value Add Margin			0%	0									
Selling Costs				Line of Credit									
Description			Amount	Year	Limit	Drawdown	Balance						
Agent Selling Commission %			0%	Year 1	0	0	0						
Advertising			0	Year 2	0	0	0						
Legal Fees			0	Year 3	0	0	0						
Other			0	Year 4	0	0	0						
Other			0	Year 5	0	0	0						
				Year 6	0	0	0						
				Year 7	0	0	0						
				Year 8	0	0	0						
				Year 9	0	0	0						
				Year 10	0	0	0						
				Total	0	0	0						

Financial Summary – 1 bed, 1 bath unfurnished



10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	435,000	485,450	498,032	532,894	570,197	610,111	652,819	698,516	747,412	799,731	855,712
Loan & Equity											
Loan Amount	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500	391,500
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	43,500	73,950	106,532	141,394	178,697	218,611	261,319	307,016	355,912	408,231	464,212
Equity for Refinance at LVR	80%	-19,140	6,926	34,815	64,658	96,589	130,755	167,313	206,430	248,285	293,070
Buying Power	-	-	34,628	174,076	323,288	482,944	653,776	836,564	1,032,148	1,241,424	1,465,348
Rental Income											
Gross Rental Income	-	29,070	29,937	30,855	31,773	32,742	33,711	34,731	35,751	36,822	37,944
Gross Rental Yield	-	6.7%	6.9%	7.1%	7.3%	7.5%	7.7%	8.0%	8.2%	8.5%	8.7%
Net Rental Yield	-	4.7%	4.9%	5.0%	5.2%	5.3%	5.5%	5.7%	5.8%	6.0%	6.2%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490	23,490
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	8,480	8,714	8,977	9,246	9,524	9,809	10,103	10,405	10,717	11,040
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	5,131	5,131	5,131	5,131	5,131	5,131	5,131	5,131	5,131	5,131
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	37,081	37,335	37,598	37,866	38,145	38,430	38,724	39,026	39,338	39,660
Depreciation & Tax Deductions											
Depreciation	-	13,630	11,728	9,667	8,475	7,678	6,918	6,563	6,144	6,777	6,189
Total Deductions	-	52,123	50,475	48,677	47,753	47,235	45,348	45,287	45,170	46,115	45,849
Net Profit/(Loss)	-	(23,053)	(20,538)	(17,822)	(15,980)	(14,493)	(11,637)	(10,556)	(9,419)	(9,293)	(7,905)
Estimated Tax Refund/(Payable)	-	8,393	7,575	6,594	5,913	5,363	4,306	3,906	3,485	3,439	2,925
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(8,011)	(7,398)	(6,743)	(6,093)	(5,403)	(4,719)	(3,993)	(3,275)	(2,516)	(1,716)
Pre Tax Cashflow PW	-	(154)	(142)	(130)	(117)	(104)	(91)	(77)	(63)	(48)	(33)
After Tax Cashflow											
After Tax Cashflow PA	-	382	177	(149)	(180)	(40)	(413)	(87)	210	923	1,209
After Tax Cashflow PW	-	7	3	(3)	(3)	(1)	(6)	(2)	4	18	23

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Scenario: 4
 1307 - 1 Bed 1 Bath
 furnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$435,000
 Purchase Price \$435,000
 Deposit \$43,500
 Purchase Costs \$42,013

Financial Summary				www.propertyinvestmentssoftware.com.au							
Capital Expenses				Annual Income & Expenses				Tax & Market Factors			
Property Value				10 Year Average Rental Increased by CPI				Actual Depreciation Schedule			
Description		Amount		Year	Average PW	Wks Vacant	Rent PA	Year		Amount	
Market Value at Year	2013	435,000		Year 1	570	1	29,070	Year 1		13,630	
Purchase Price		435,000		Year 2	587	1	29,937	Year 2		11,728	
Value vs Purchase	0%	0		Year 3	605	1	30,866	Year 3		9,667	
				Year 4	623	1	31,773	Year 4		8,475	
				Year 5	642	1	32,742	Year 5		7,678	
				Year 6	661	1	33,711	Year 6		6,918	
				Year 7	681	1	34,731	Year 7		6,563	
				Year 8	701	1	35,751	Year 8		6,144	
				Year 9	722	1	36,822	Year 9		6,777	
				Year 10	744	1	37,944	Year 10		6,189	
Due Diligence Costs				Annual Property Expenses				10 Year Average Capital Growth			
Description	Fund	Amount		Description	Amount			Description	Amount		
Building Inspection	Equity	300		Rates	1,850			Average Annual Capital Growth	7%		
Pest Inspection	Cash	0		Land Tax	0			Consumer Price Index (CPI)			
Other	Cash	0		Building Insurance	0			Description	Amount		
Other	Cash	0		Body Corporate	3,472			10 Year Average	3%		
Total		300		Repairs & Maintenance	0			Annual Income			
				Cleaning	0			Investor	Ownership	Amount	Tax Bracket
				Service Contracts	0			Investor 1	100%	100,000	37%
				Garden and Lawn Maintenance	0			Investor 2	0%	0	0%
				Letting Fee	570						
				Landlord Insurance	330						
				Other	0						
				Property Management Fee %	8%						
Settlement Costs				Additional Annual Expenses							
Description	Fund	Amount		Year	Fund	Amount					
Deposit	10% Equity	43,500		Year 1	Cash	0					
Stamp Duty	Equity	14,703		Year 2	Cash	0					
Legal Fees	Equity	1,800		Year 3	Cash	0					
Furniture Pack	Equity	18,150		Year 4	Cash	0					
Total		78,153		Year 5	Cash	0					
				Year 6	Cash	0					
				Year 7	Cash	0					
				Year 8	Cash	0					
				Year 9	Cash	0					
				Year 10	Cash	0					
				Total		0					
				Value Add Margin		0%					
Loan Establishment Costs				Loan Details							
Description	Fund	Amount		Description	Amount						
Set up Fees	Equity	300		Loan Type	Interest Only						
LMI	Equity	6,460		Loan Term (Years)	25						
Valuation Fees	Equity	300		Loan Amount	391,500						
Other	Cash	0		Loan to Value Ratio (LVR)	90.0%						
Total		7,060									
Improvements				10 Year Average Interest Rate							
Year	Fund	Amount	Value Added	Description	Loan	Equity	LOC				
Year 1	Cash	0	0	Rate %	6%	6%	6%				
Year 2	Cash	0	0								
Year 3	Cash	0	0								
Year 4	Cash	0	0								
Year 5	Cash	0	0								
Year 6	Cash	0	0								
Year 7	Cash	0	0								
Year 8	Cash	0	0								
Year 9	Cash	0	0								
Year 10	Cash	0	0								
Total		0	0								
Value Add Margin		0%	0								
Selling Costs				Line of Credit							
Description	Amount			Year	Limit	Drawdown	Balance				
Agent Selling Commission %	0%			Year 1	0	0	0				
Advertising	0			Year 2	0	0	0				
Legal Fees	0			Year 3	0	0	0				
Other	0			Year 4	0	0	0				
Other	0			Year 5	0	0	0				
				Year 6	0	0	0				
				Year 7	0	0	0				
				Year 8	0	0	0				
				Year 9	0	0	0				
				Year 10	0	0	0				
				Total	0	0	0				

Financial Summary – 1 bed, 1 bath furnished



10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	533,000	570,310	610,232	652,948	698,654	747,560	799,889	855,881	915,793	979,899	1,048,492
Loan & Equity											
Loan Amount	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	53,300	90,610	130,532	173,248	218,954	267,860	320,189	376,181	436,093	500,199	568,792
Equity for Refinance at LVR	80%	-23,452	8,486	42,658	79,223	118,348	160,211	205,005	252,934	304,219	359,094
Buying Power	-	-	42,428	213,292	396,116	591,740	801,056	1,025,024	1,264,672	1,521,096	1,795,468
Rental Income											
Gross Rental Income	-	29,070	29,937	30,855	31,773	32,742	33,711	34,731	35,751	36,822	37,944
Gross Rental Yield	-	5.5%	5.6%	5.8%	6.0%	6.1%	6.3%	6.5%	6.7%	6.9%	7.1%
Net Rental Yield	-	3.8%	3.9%	4.1%	4.2%	4.3%	4.4%	4.6%	4.7%	4.9%	5.0%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	8,637	8,896	9,165	9,439	9,723	10,014	10,315	10,623	10,941	11,271
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	4,940	4,940	4,940	4,940	4,940	4,940	4,940	4,940	4,940	4,940
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	42,360	42,618	42,887	43,161	43,445	43,736	44,037	44,345	44,663	44,993
Depreciation & Tax Deductions											
Depreciation	-	13,522	10,969	9,775	9,109	8,630	8,064	7,672	7,554	7,269	7,078
Total Deductions	-	57,585	55,290	54,365	53,973	53,778	51,800	51,709	51,899	51,932	52,071
Net Profit/(Loss)	-	(28,515)	(25,353)	(23,510)	(22,200)	(21,036)	(18,089)	(16,978)	(16,148)	(15,110)	(14,127)
Estimated Tax Refund/(Payable)	-	10,168	9,140	8,541	8,115	7,737	6,693	6,282	5,975	5,591	5,227
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(13,290)	(12,681)	(12,032)	(11,388)	(10,703)	(10,025)	(9,306)	(8,594)	(7,841)	(7,049)
Pre Tax Cashflow PW	-	(256)	(244)	(231)	(219)	(206)	(193)	(179)	(165)	(151)	(136)
After Tax Cashflow											
After Tax Cashflow PA	-	(3,122)	(3,541)	(3,491)	(3,273)	(2,966)	(3,332)	(3,024)	(2,619)	(2,250)	(1,822)
After Tax Cashflow PW	-	(60)	(68)	(67)	(63)	(57)	(64)	(58)	(50)	(43)	(35)

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10 year forecast – 2 bed, 1 bath unfurnished

Scenario: 2
 1312 - 2 Bed 1 Bath
 Unfurnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$533,000
 Purchase Price \$533,000
 Deposit \$53,300
 Purchase Costs \$29,036

Financial Summary				www.propertyinvestmentssoftware.com.au							
Capital Expenses				Annual Income & Expenses				Tax & Market Factors			
Property Value				10 Year Average Rental Increased by CPI				Actual Depreciation Schedule			
Description		Amount		Year	Average PW	Wks Vacant	Rent PA	Year		Amount	
Market Value at Year	2013	533,000		Year 1	570	1	29,070	Year 1		13,522	
Purchase Price		533,000		Year 2	587	1	29,937	Year 2		10,969	
Value vs Purchase	0%	0		Year 3	605	1	30,855	Year 3		9,775	
				Year 4	623	1	31,773	Year 4		9,109	
				Year 5	642	1	32,742	Year 5		8,630	
				Year 6	661	1	33,711	Year 6		8,064	
				Year 7	681	1	34,731	Year 7		7,672	
				Year 8	701	1	35,751	Year 8		7,554	
				Year 9	722	1	36,822	Year 9		7,269	
				Year 10	744	1	37,944	Year 10		7,078	
Due Diligence Costs				Annual Property Expenses				10 Year Average Capital Growth			
Description	Fund	Amount		Description	Amount			Description	Amount		
Building Inspection	Equity	300		Rates	1,850			Average Annual Capital Growth	7%		
Pest Inspection	Cash	0		Land Tax	0						
Other	Cash	0		Building Insurance	0			Consumer Price Index (CPI)			
Other	Cash	0		Body Corporate	3,649			Description	Amount		
Total		300		Repairs & Maintenance	0			10 Year Average	3%		
				Cleaning	0			Annual Income			
				Service Contracts	0			Investor	Ownership	Amount	Tax Bracket
				Garden and Lawn Maintenance	0			Investor 1	100%	100,000	37%
				Letting Fee	570			Investor 2	0%	0	0%
				Landlord Insurance	330						
				Other	0						
				Property Management Fee %	8%						
Settlement Costs				Additional Annual Expenses							
Description	Fund	Amount		Year	Fund	Amount					
Deposit 10%	Equity	53,300		Year 1	Cash	0					
Stamp Duty	Equity	18,421		Year 2	Cash	0					
Legal Fees	Equity	1,800		Year 3	Cash	0					
Other	Cash	0		Year 4	Cash	0					
Total		73,521		Year 5	Cash	0					
				Year 6	Cash	0					
				Year 7	Cash	0					
				Year 8	Cash	0					
				Year 9	Cash	0					
				Year 10	Cash	0					
				Total		0					
				Value Add Margin		0%					
Loan Establishment Costs				Loan Details							
Description	Fund	Amount		Description	Amount						
Set up Fees	Equity	300		Loan Type	Interest Only						
LMI	Equity	7,915		Loan Term (Years)	25						
Valuation Fees	Equity	300		Loan Amount	479,700						
Other	Cash	0		Loan to Value Ratio (LVR)	90.0%						
Total		8,515									
				10 Year Average Interest Rate							
				Description	Loan	Equity	LOC				
				Rate %	6%	6%	8%				
Improvements				Line of Credit							
Year	Fund	Amount	Value Added	Year	Limit	Drawdown	Balance				
Year 1	Cash	0	0	Year 1	0	0	0				
Year 2	Cash	0	0	Year 2	0	0	0				
Year 3	Cash	0	0	Year 3	0	0	0				
Year 4	Cash	0	0	Year 4	0	0	0				
Year 5	Cash	0	0	Year 5	0	0	0				
Year 6	Cash	0	0	Year 6	0	0	0				
Year 7	Cash	0	0	Year 7	0	0	0				
Year 8	Cash	0	0	Year 8	0	0	0				
Year 9	Cash	0	0	Year 9	0	0	0				
Year 10	Cash	0	0	Year 10	0	0	0				
Total		0	0	Total	0	0	0				
Value Add Margin		0%	0								
Selling Costs											
Description	Amount										
Agent Selling Commission %	0%										
Advertising	0										
Legal Fees	0										
Other	0										
Other	0										

Financial Summary – 2 bed, 1 bath unfurnished

Market Value \$533,000
Purchase Price \$533,000
Deposit \$53,300
Purchase Costs \$50,486

Unit/Apartment

4 Edmondstone Street
South Brisbane QLD



Scenario: 5
1312 - 2 Bed 1 Bath furnished

10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	533,000	570,310	610,232	652,948	698,654	747,560	799,889	855,881	915,793	979,899	1,048,492
Loan & Equity											
Loan Amount	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700	479,700
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	53,300	90,610	130,532	173,248	218,954	267,860	320,189	376,181	436,093	500,199	568,792
Equity for Refinance at LVR	-53,300	-23,452	8,486	42,658	79,223	118,348	160,211	205,005	252,934	304,219	359,094
Buying Power	-	-	42,428	213,292	396,116	591,740	801,056	1,025,024	1,264,672	1,521,096	1,795,468
Rental Income											
Gross Rental Income	-	32,130	33,099	34,068	35,088	36,159	37,230	38,352	39,525	40,698	41,922
Gross Rental Yield	-	6.0%	6.2%	6.4%	6.6%	6.8%	7.0%	7.2%	7.4%	7.6%	7.9%
Net Rental Yield	-	4.4%	4.5%	4.6%	4.8%	4.9%	5.0%	5.2%	5.4%	5.5%	5.7%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782	28,782
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	8,933	9,202	9,475	9,760	10,054	10,355	10,665	10,987	11,316	11,656
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	6,227	6,227	6,227	6,227	6,227	6,227	6,227	6,227	6,227	6,227
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	43,942	44,211	44,484	44,769	45,063	45,364	45,674	45,997	46,325	46,665
Depreciation & Tax Deductions											
Depreciation	-	16,335	15,539	12,631	10,894	9,746	8,762	8,108	7,825	7,439	7,185
Total Deductions	-	61,980	61,453	58,818	57,366	56,512	54,126	53,782	53,822	53,764	53,850
Net Profit/(Loss)	-	(29,850)	(28,354)	(24,750)	(22,278)	(20,353)	(16,896)	(15,430)	(14,297)	(13,066)	(11,928)
Estimated Tax Refund/(Payable)	-	10,602	10,115	8,944	8,141	7,515	6,252	5,710	5,290	4,835	4,414
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(11,812)	(11,112)	(10,416)	(9,681)	(8,904)	(8,134)	(7,322)	(6,472)	(5,627)	(4,743)
Pre Tax Cashflow PW	-	(227)	(214)	(200)	(186)	(171)	(156)	(141)	(124)	(108)	(91)
After Tax Cashflow											
After Tax Cashflow PA	-	(1,210)	(987)	(1,472)	(1,540)	(1,389)	(1,882)	(1,612)	(1,182)	(792)	(329)
After Tax Cashflow PW	-	(23)	(19)	(28)	(30)	(27)	(36)	(31)	(23)	(15)	(6)

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10 year forecast – 2 bed, 1 bath furnished

Scenario: 5
 1312 - 2 Bed 1 Bath
 furnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$533,000
 Purchase Price \$533,000
 Deposit \$53,300
 Purchase Costs \$50,486

Financial Summary
www.propertyinvestmentssoftware.com.au
Capital Expenses

Property Value			
Description		Amount	
Market Value at Year	2013	533,000	
Purchase Price		533,000	
Value vs Purchase	0%	0	

Due Diligence Costs

Description	Fund	Amount
Building Inspection	Equity	300
Pest Inspection	Cash	0
Other	Cash	0
Other	Cash	0
Total		300

Settlement Costs

Description	Fund	Amount
Deposit 10%	Equity	53,300
Stamp Duty	Equity	18,421
Legal Fees	Equity	1,800
Furniture Pack	Equity	21,450
Total		94,971

Loan Establishment Costs

Description	Fund	Amount
Set up Fees	Equity	300
LMI	Equity	7,915
Valuation Fees	Equity	300
Other	Cash	0
Total		8,515

Improvements

Year	Fund	Amount	Value Added
Year 1	Cash	0	0
Year 2	Cash	0	0
Year 3	Cash	0	0
Year 4	Cash	0	0
Year 5	Cash	0	0
Year 6	Cash	0	0
Year 7	Cash	0	0
Year 8	Cash	0	0
Year 9	Cash	0	0
Year 10	Cash	0	0
Total		0	0
Value Add Margin		0%	0

Selling Costs

Description	Amount
Agent Selling Commission %	0%
Advertising	0
Legal Fees	0
Other	0
Other	0

Annual Income & Expenses

10 Year Average Rental Increased by CPI			
Year	Average PW	Wks Vacant	Rent PA
Year 1	630	1	32,130
Year 2	649	1	33,099
Year 3	668	1	34,068
Year 4	688	1	35,038
Year 5	709	1	36,169
Year 6	730	1	37,230
Year 7	752	1	38,352
Year 8	775	1	39,525
Year 9	798	1	40,698
Year 10	822	1	41,922

Annual Property Expenses

Description	Amount
Rates	1,850
Land Tax	0
Building Insurance	0
Body Corporate	3,649
Repairs & Maintenance	0
Cleaning	0
Service Contracts	0
Garden and Lawn Maintenance	0
Letting Fee	630
Landlord Insurance	330
Other	0
Property Management Fee %	8%

Additional Annual Expenses

Year	Fund	Amount
Year 1	Cash	0
Year 2	Cash	0
Year 3	Cash	0
Year 4	Cash	0
Year 5	Cash	0
Year 6	Cash	0
Year 7	Cash	0
Year 8	Cash	0
Year 9	Cash	0
Year 10	Cash	0

Loan Details

Description	Amount
Loan Type	Interest Only
Loan Term (Years)	25
Loan Amount	479,700
Loan to Value Ratio (LVR)	90.0%

10 Year Average Interest Rate

Description	Loan	Equity	LOC
Rate %	6%	6%	6%

Line of Credit

Year	Limit	Drawdown	Balance
Year 1	0	0	0
Year 2	0	0	0
Year 3	0	0	0
Year 4	0	0	0
Year 5	0	0	0
Year 6	0	0	0
Year 7	0	0	0
Year 8	0	0	0
Year 9	0	0	0
Year 10	0	0	0
Total	0	0	0

Tax & Market Factors

Actual Depreciation Schedule	
Year	Amount
Year 1	16,335
Year 2	15,539
Year 3	12,631
Year 4	10,894
Year 5	9,748
Year 6	8,762
Year 7	8,108
Year 8	7,825
Year 9	7,439
Year 10	7,185

10 Year Average Capital Growth

Description	Amount
Average Annual Capital Growth	7%

Consumer Price Index (CPI)

Description	Amount
10 Year Average	3%

Annual Income

Investor	Ownership	Amount	Tax Bracket
Investor 1	100%	100,000	37%
Investor 2	0%	0	0%

Financial Summary – 2 bed, 1 bath furnished

Market Value \$613,000
Purchase Price \$613,000
Deposit \$61,300
Purchase Costs \$33,984

Unit/Apartment

4 Edmondstone Street
South Brisbane QLD



Scenario: 3
1308 - 2 Bed 2 Bath Unfurnished

10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	613,000	655,910	701,824	750,952	803,519	859,765	919,949	984,345	1,053,249	1,126,976	1,205,864
Loan & Equity											
Loan Amount	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	61,300	104,210	150,124	199,252	251,819	308,065	368,249	432,645	501,549	575,276	654,164
Equity for Refinance at LVR	80%	-26,972	9,759	49,062	91,115	136,112	184,259	235,776	290,899	349,881	412,991
Buying Power	-	-	48,796	245,308	455,576	680,560	921,296	1,178,880	1,454,496	1,749,404	2,064,956
Rental Income											
Gross Rental Income	-	32,640	33,609	34,629	35,649	36,720	37,842	38,964	40,137	41,361	42,585
Gross Rental Yield	-	5.3%	5.5%	5.6%	5.8%	6.0%	6.2%	6.4%	6.5%	6.7%	6.9%
Net Rental Yield	-	3.8%	3.9%	4.1%	4.2%	4.3%	4.4%	4.6%	4.7%	4.9%	5.0%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	9,134	9,408	9,690	9,980	10,279	10,590	10,906	11,234	11,572	11,918
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	5,717	5,717	5,717	5,717	5,717	5,717	5,717	5,717	5,717	5,717
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	47,953	48,227	48,509	48,799	49,098	49,409	49,725	50,053	50,391	50,737
Depreciation & Tax Deductions											
Depreciation	-	15,110	13,095	11,584	10,712	10,091	9,424	8,968	8,644	8,559	8,304
Total Deductions	-	65,004	63,263	62,034	61,452	61,130	58,833	58,693	59,697	58,950	59,041
Net Profit/(Loss)	-	(32,364)	(29,654)	(27,405)	(25,803)	(24,410)	(20,991)	(19,729)	(18,560)	(17,589)	(16,456)
Estimated Tax Refund/(Payable)	-	11,419	10,538	9,807	9,286	8,834	7,722	7,300	6,867	6,508	6,089
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(15,313)	(14,618)	(13,880)	(13,150)	(12,378)	(11,567)	(10,761)	(9,916)	(9,030)	(8,152)
Pre Tax Cashflow PW	-	(294)	(281)	(267)	(253)	(238)	(222)	(207)	(191)	(174)	(157)
After Tax Cashflow											
After Tax Cashflow PA	-	(3,894)	(4,080)	(4,073)	(3,864)	(3,544)	(3,845)	(3,461)	(3,049)	(2,522)	(2,063)
After Tax Cashflow PW	-	(75)	(78)	(78)	(74)	(68)	(74)	(67)	(59)	(48)	(40)

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10 year forecast – 2 bed, 2 bath unfurnished

Scenario: 3
 1308 - 2 Bed 2 Bath
 Unfurnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$613,000
 Purchase Price \$613,000
 Deposit \$61,300
 Purchase Costs \$33,984

Financial Summary
www.propertyinvestmentssoftware.com.au

Capital Expenses				Annual Income & Expenses				Tax & Market Factors		
Property Value				10 Year Average Rental Increased by CPI				Actual Depreciation Schedule		
Description		Amount		Year	Average PW	Wks Vacant	Rent PA	Year	Amount	
Market Value at Year	2013	613,000		Year 1	640	1	32,640	Year 1	15,110	
Purchase Price		613,000		Year 2	659	1	33,609	Year 2	13,095	
Value vs Purchase	0%	0		Year 3	679	1	34,629	Year 3	11,584	
Due Diligence Costs				Annual Property Expenses				10 Year Average Capital Growth		
Description	Fund	Amount		Description	Amount		Description	Amount		
Building Inspection	Equity	300		Rates	1,850		Average Annual Capital Growth	7%		
Pest Inspection	Cash	0		Land Tax	0		Consumer Price Index (CPI)			
Other	Cash	0		Building Insurance	0		Description	Amount		
Other	Cash	0		Body Corporate	3,801		10 Year Average	3%		
Total		300		Repairs & Maintenance	0		Annual Income			
Settlement Costs				Additional Annual Expenses				Investor		
Description	Fund	Amount		Year	Fund	Amount	Ownership	Amount	Tax Bracket	
Deposit	10% Equity	61,300		Year 1	Cash	0	Investor 1	100%	100,000	37%
Stamp Duty	Equity	22,181		Year 2	Cash	0	Investor 2	0%	0	0%
Legal Fees	Equity	1,800		Year 3	Cash	0				
Other	Cash	0		Year 4	Cash	0				
Total		85,281		Year 5	Cash	0				
Loan Establishment Costs				Loan Details						
Description	Fund	Amount		Description	Amount					
Set up Fees	Equity	300		Loan Type	Interest Only					
LMI	Equity	9,103		Loan Term (Years)	25					
Valuation Fees	Equity	300		Loan Amount	551,700					
Other	Cash	0		Loan to Value Ratio (LVR)	90.0%					
Total		9,703		10 Year Average Interest Rate						
Improvements				Description				Loan	Equity	LOC
Year	Fund	Amount	Value Added	Rate %	6%	6%	6%			
Year 1	Cash	0	0	Line of Credit						
Year 2	Cash	0	0	Year	Limit	Drawdown	Balance			
Year 3	Cash	0	0	Year 1	0	0	0			
Year 4	Cash	0	0	Year 2	0	0	0			
Year 5	Cash	0	0	Year 3	0	0	0			
Year 6	Cash	0	0	Year 4	0	0	0			
Year 7	Cash	0	0	Year 5	0	0	0			
Year 8	Cash	0	0	Year 6	0	0	0			
Year 9	Cash	0	0	Year 7	0	0	0			
Year 10	Cash	0	0	Year 8	0	0	0			
Total		0	0	Year 9	0	0	0			
Value Add Margin		0%	0	Year 10	0	0	0			
Selling Costs				Total				0		0
Description		Amount								
Agent Selling Commission %		0%								
Advertising		0								
Legal Fees		0								
Other		0								
Other		0								

Financial Summary – 2 bed, 2 bath unfurnished



10 Year Forecast

Description	Settlement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Growth & Property Value											
Capital Growth	-	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Value Added	-	0	0	0	0	0	0	0	0	0	0
Renovations	-	0	0	0	0	0	0	0	0	0	0
Property Market Value	613,000	655,910	701,824	750,952	803,519	859,765	919,949	984,345	1,053,249	1,126,976	1,205,864
Loan & Equity											
Loan Amount	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700	551,700
LOC Limit	-	0	0	0	0	0	0	0	0	0	0
Loan to Value Ratio (LVR)	90%	84%	79%	73%	69%	64%	60%	56%	52%	49%	46%
Equity in Property	61,300	104,210	150,124	199,252	251,819	308,065	368,249	432,645	501,549	575,276	654,164
Equity for Refinance at LVR	80%	-61,300	-26,972	9,759	49,062	136,112	184,259	235,776	290,899	349,881	412,991
Buying Power	-	-	48,796	245,308	455,576	680,560	921,296	1,178,880	1,454,486	1,749,404	2,064,956
Rental Income											
Gross Rental Income	-	36,720	37,842	38,964	40,137	41,361	42,585	43,860	45,186	46,563	47,940
Gross Rental Yield	-	6.0%	6.2%	6.4%	6.5%	6.7%	6.9%	7.2%	7.4%	7.6%	7.8%
Net Rental Yield	-	4.4%	4.6%	4.7%	4.8%	5.0%	5.1%	5.3%	5.5%	5.6%	5.8%
Annual Expenses											
Loan Interest Rates	-	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
Loan Interest Payments	-	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102	33,102
Principal Repayments	-	0	0	0	0	0	0	0	0	0	0
Property Expenses	-	9,528	9,816	10,109	10,413	10,727	11,047	11,378	11,720	12,074	12,434
Additional Expenses	-	0	0	0	0	0	0	0	0	0	0
Interest on Equity Funds Used	-	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004
Interest on LOC Funds Used	-	0	0	0	0	0	0	0	0	0	0
Total Annual Expenses	-	49,634	49,922	50,215	50,519	50,833	51,153	51,484	51,826	52,180	52,540
Depreciation & Tax Deductions											
Depreciation	-	17,923	17,665	14,440	12,497	11,207	10,122	9,404	8,916	8,729	8,411
Total Deductions	-	69,498	69,527	66,596	64,956	63,980	61,275	60,888	60,742	60,909	60,951
Net Profit/(Loss)	-	(32,778)	(31,685)	(27,632)	(24,819)	(22,619)	(18,690)	(17,028)	(15,556)	(14,346)	(13,011)
Estimated Tax Refund/(Payable)	-	11,553	11,198	9,881	8,967	8,252	6,916	6,301	5,756	5,309	4,815
Pre Tax Cashflow											
Pre Tax Cashflow PA	-	(12,914)	(12,080)	(11,251)	(10,382)	(9,472)	(8,568)	(7,624)	(6,840)	(6,171)	(4,600)
Pre Tax Cashflow PW	-	(248)	(232)	(216)	(200)	(182)	(165)	(147)	(126)	(108)	(88)
After Tax Cashflow											
After Tax Cashflow PA	-	(1,361)	(882)	(1,370)	(1,415)	(1,220)	(1,652)	(1,323)	(884)	(308)	215
After Tax Cashflow PW	-	(26)	(17)	(26)	(27)	(23)	(32)	(25)	(17)	(6)	4

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10 year forecast – 2 bed, 2 bath furnished

Scenario: 6
 1308 - 2 Bed 2 Bath
 furnished

 4 Edmondstone Street
 South Brisbane QLD

Unit/Apartment

 Market Value \$613,000
 Purchase Price \$613,000
 Deposit \$61,300
 Purchase Costs \$55,434

Financial Summary
www.propertyinvestmentssoftware.com.au
Capital Expenses

Property Value		
Description		Amount
Market Value at Year	2013	613,000
Purchase Price		613,000
Value vs Purchase	0%	0

Due Diligence Costs

Description	Fund	Amount
Building Inspection	Equity	300
Pest Inspection	Cash	0
Other	Cash	0
Other	Cash	0
Total		300

Settlement Costs

Description	Fund	Amount
Deposit	10% Equity	61,300
Stamp Duty	Equity	22,181
Legal Fees	Equity	1,800
Furniture Pack	Equity	21,450
Total		106,731

Loan Establishment Costs

Description	Fund	Amount
Set up Fees	Equity	300
LMI	Equity	9,103
Valuation Fees	Equity	300
Other	Cash	0
Total		9,703

Improvements

Year	Fund	Amount	Value Added
Year 1	Cash	0	0
Year 2	Cash	0	0
Year 3	Cash	0	0
Year 4	Cash	0	0
Year 5	Cash	0	0
Year 6	Cash	0	0
Year 7	Cash	0	0
Year 8	Cash	0	0
Year 9	Cash	0	0
Year 10	Cash	0	0
Total		0	0
Value Add Margin		0%	0

Selling Costs

Description	Amount
Agent Selling Commission %	0%
Advertising	0
Legal Fees	0
Other	0
Other	0

Annual Income & Expenses

10 Year Average Rental Increased by CPI			
Year	Average PW	Wks Vacant	Rent PA
Year 1	720	1	36,720
Year 2	742	1	37,842
Year 3	764	1	38,964
Year 4	787	1	40,137
Year 5	811	1	41,361
Year 6	835	1	42,585
Year 7	860	1	43,800
Year 8	886	1	45,186
Year 9	913	1	46,563
Year 10	940	1	47,940

Annual Property Expenses

Description	Amount
Rates	1,850
Land Tax	0
Building Insurance	0
Body Corporate	3,801
Repairs & Maintenance	0
Cleaning	0
Service Contracts	0
Garden and Lawn Maintenance	0
Letting Fee	720
Landlord Insurance	330
Other	0
Property Management Fee %	8%

Additional Annual Expenses

Year	Fund	Amount
Year 1	Cash	0
Year 2	Cash	0
Year 3	Cash	0
Year 4	Cash	0
Year 5	Cash	0
Year 6	Cash	0
Year 7	Cash	0
Year 8	Cash	0
Year 9	Cash	0
Year 10	Cash	0

Loan Details

Description	Amount
Loan Type	Interest Only
Loan Term (Years)	25
Loan Amount	551,700
Loan to Value Ratio (LVR)	90.0%

10 Year Average Interest Rate

Description	Loan	Equity	LOC
Rate %	6%	6%	6%

Line of Credit

Year	Limit	Drawdown	Balance
Year 1	0	0	0
Year 2	0	0	0
Year 3	0	0	0
Year 4	0	0	0
Year 5	0	0	0
Year 6	0	0	0
Year 7	0	0	0
Year 8	0	0	0
Year 9	0	0	0
Year 10	0	0	0
Total	0	0	0

Tax & Market Factors

Actual Depreciation Schedule	
Year	Amount
Year 1	17,923
Year 2	17,665
Year 3	14,440
Year 4	12,497
Year 5	11,207
Year 6	10,122
Year 7	9,404
Year 8	8,916
Year 9	8,729
Year 10	8,411

10 Year Average Capital Growth

Description	Amount
Average Annual Capital Growth	7%

Consumer Price Index (CPI)

Description	Amount
10 Year Average	3%

Annual Income

Investor	Ownership	Amount	Tax Bracket
Investor 1	100%	100,000	37%
Investor 2	0%	0	0%

Financial Summary – 2 bed, 2 bath furnished

Research Articles

2012 ANNUAL SUBURB GUIDE

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77 fastest rental suburbs, up to 55% rental growth in 12 months

77 highest yield suburbs, up to 15% rental return per annum

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- **WHAT AND WHERE TO BUY**
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THE ULTIMATE INVESTMENT REPORT FOR SAVVY INVESTORS

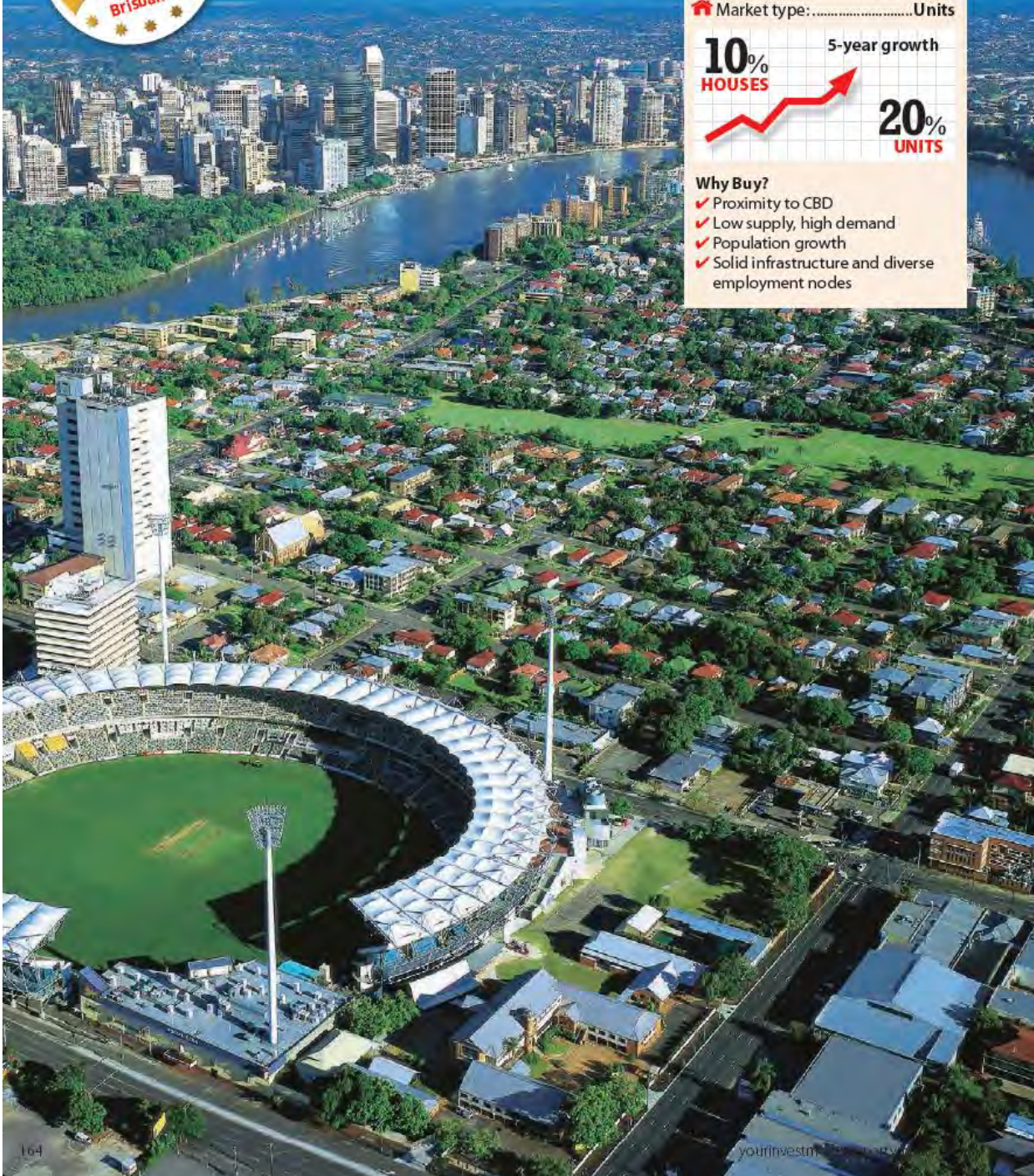


Distance from Brisbane: 2km
 Population: 4,300
 Median Price: \$475,000
 12-month growth: -1%
 Rental yield: 7.08%
 Market type: Units

10% HOUSES 5-year growth

20% UNITS

Why Buy?
 ✓ Proximity to CBD
 ✓ Low supply, high demand
 ✓ Population growth
 ✓ Solid infrastructure and diverse employment nodes



164

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1 South Brisbane Qld

South Brisbane raced to the top position of this year's Top 100 ranking, knocking off Sydney's Alexandria off the perch.

A potent combination of high demand and low supply as well as solid fundamentals helped South Brisbane outshine the other strong contenders. This distinct shortage of supply, contrasted by raging demand has forced rents and median price to trade at a premium, according to an Urbis report.

"Without doubt, the rents in South Brisbane are the best for a blue chip suburb located anywhere in Australia," says Sam Saggars, CEO of Positive Real Estate.

Located just 2km from the centre of the city, South Brisbane is the site of South Bank, which is home to a raft of cultural spots including the Gallery of Modern Art, the State Library and the Queensland Art Gallery.

"It's a mecca for students, executives, and the city's elite," says Saggars. The suburb is a cultural hub of Brisbane. It has some of the best award-winning restaurants, museums and art galleries, access to train lines and amenities aplenty, along with over 30,000m² of commercial office space and some of the largest, big-name commercial tenants in the country. "The residential market is tight," he says.



“Without doubt, the rents in South Brisbane are the best for a blue chip suburb located anywhere in Australia”

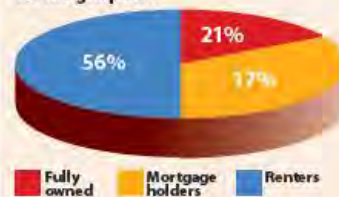
Helping underpin the suburb's economy is the massive private and public capital spending on infrastructure, including the \$2.5bn on existing infrastructure. These large investments have already seen a significant redevelopment of the South Bank Restaurant Precinct, Convention Centre and South Bank Institute of Technology, says the

Urbis study. "Further investment is still focused on increasing public transport, with the future development of a Mass Transit Centre and the upgrade of the Busways throughout South Brisbane," it says.

The median house price in South



Demographics



Quarterly growth for 2-bedroom unit





Brisbane is currently sitting at \$660,000. As such, units offer a more affordable entry point into this trendy inner-city suburb with the median value at \$475,000.

Demand for apartments and units has been fuelled by the rapidly growing numbers of younger professionals moving close to their workplace, according to Siggers. "In 2007, there were 17,000 office workers in South Brisbane and 900 apartments. In 2012, there are 30,000 office workers

What the expert says: ”



"Rents are among some of the best in the city if you buy well. There are not too many locations left in Australia today where you can buy so close to a world-class city, at an affordable rate. This alone makes South Brisbane a standout market."

– Sam Siggers,
CEO Positive Real Estate

Fortunately for investors, units and apartments are not only more affordable than houses in South Brisbane, they're also more highly sought-after by tenants

and 1,100 apartments," he says.

According to realestateinvestar.com.au, a two-bedroom unit achieves 5.9% yield while a studio and one-bedder can get around 6% gross rental yield. DSRScore.com.au lists average yield at an even higher 7.96% for an average unit.

Fortunately for investors, units and apartments are not only more affordable than houses in South Brisbane, they're also more highly sought-after by tenants.

"They're the main properties of interest," confirms Val Ryman from Run Property – Toowong/Nundah.

Capital growth prospects

South Brisbane is currently experiencing extremely low levels of available stock for sale and for rent. At virtually zero stock on market, a low vacancy rate of 1.29% and a typical rental yield of around 7%, indicators are aligning with the suburb's strong fundamentals for a solid price growth in the near to medium term.

Amenities and infrastructure

Excellent. Residents have access to a wide range of entertainment, shopping, transport and dining options at their doorstep.

✓ **Where to buy?**

Duncan Street runs all along the river and is well sought-after. Grey Street is the hub of the restaurant and South Bank precinct, and is a popular spot in high demand.

✓ **The intangible 'culture' value**

As the cultural hub of Brisbane, South Brisbane has been nicknamed "Brisbane's Greenwich Village". "Most of the suburb has been redeveloped and there are major plans to make the area stronger," Ryman says. "The cultural centres alone are just a haven for people that want more from their life, but it's also got the CityCat to the CBD, South Bank, cinemas and all of that entertainment – without having to be in the heart of the city."

✓ **Best buys**

Two-bedroom apartments are likely to be your best bet, as they have wide crossover appeal to students, young professionals, small families and executives.

"For every direct job created in mining, a further 19 jobs are created across Brisbane in mining-related services and the great thing about these jobs is the majority of them are long-term high value professional services."


Lord Mayor Graham Quirk's plan aims to double Brisbane economy in 20 years


AAP | February 14, 2012 9:08AM | [32 comments](#)

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Brisbane Lord Mayor Graham Quirk has a plan for Brisbane to ride the resources boom to prosperity. Source: The Sunday Mail (Qld)

IT is hoped Brisbane's economy will double in 20 years, and the city will be home to an extra 340,000 workers in the next decade, under a new economic plan for the city.

Brisbane Lord Mayor Graham Quirk today unveiled the 20-year plan to boost jobs and economic growth on the back of the resources boom.

It aims to double Brisbane's economy to \$217 billion by 2031.

It's also hoped an extra 343,000 workers will call the city home over the next decade.

Mr Quirk says there are 177 resource companies headquarters in Brisbane and more would follow if the city was smart about positioning itself as a global centre for resource industry technologies and services.

"The global expansion of resource industries is bringing an unprecedented window of opportunity to Brisbane and we are on the cusp of a resource-based economic transformation," he said in a statement.

"For every direct job created in mining, a further 19 jobs are created across Brisbane in mining-related services and the great thing about these jobs is the majority of them are long-term high value professional services."

He said a growing resource industry generated opportunities in a wide range of support services including financial, legal, specialist consulting, research and recruitment services.

 32 comments on this story

Sales blitz allows developer



SALES valued at \$94.5 million have been achieved at Arena Apartments in South Brisbane during the first 10 weeks of the sales campaign.

CBRE Residential Projects Brisbane managing director Paul Barratt said sales at Arena started on March 23 this year and 180 of 191 apartments were now sold.

"With \$94.5 million in sales in 10 weeks, we believe this is the fastest-selling project in Brisbane in the last 10 years," Mr Barratt said.

Hutchinson Builders have been awarded the construction contract and started construction in June, bringing forward the anticipated settlement date from mid-2015 to December 2014 instead.

Arena is now sold out of one-bedroom apartments, with a mix of two-bedroom one-bathroom and two-bedroom two-bathroom apartments remaining. All two-bedroom apartments include basement parking with lift access.

Two-bedroom apartments are priced from \$580,000.

Developer Galileo Funds Management has now released two sky homes, with the three-bedroom apartments featuring floorplans of more than 200sq m. Each comes with superior luxury finishes and three basement car parking spaces.

The sky homes share the top floor of building two, offering a northeast aspect and panorama with views over South Bank and to the CBD and beyond.

"With \$94.5 million in sales in 10 weeks, we believe this is the fastest selling project in Brisbane in the last 10 years" – 180 of 191 apartments were sold in 10 weeks. This indicates property in South Brisbane is selling very quickly and is in high demand.

Location and Surroundings

South Brisbane sits just over the river from the CBD of Brisbane. Bounded by the curve of the river. Earmarked as an urban renewal area under the South Brisbane Riverside Plan, the suburb will continue to see both residential and commercial building flourish.

Given the growth of the area, the Brisbane City Council has also established the River City Blueprint, to ensure the correct infrastructure and town planning is put in place to meet the demand for the inner city.

South Brisbane is set to be home to one of Brisbane's largest transit oriented developments, South Point. The development which is proposed for the Collins Street site around South Bank train station is planned to include residential, commercial and retail, as well as a hotel. Completion date is yet to be finalized however construction is believed to be complete in approximately 5 years.

The rejuvenation of the South Bank parklands, coupled with the increasing profile of neighbouring West End, is attracting an increasing number of visitors and residents to the area.

The suburb is an easily accessible extension of the central business district, due to multiple bridges spanning the Brisbane River. Cross the William Jolly Bridge, the Victoria Bridge, the Go Between Bridge and the Riverside Expressway to reach South Brisbane. Pedestrian access is also available via the Goodwill and Kurilpa bridges.

Public transport in the area is excellent with two rail stations (South Brisbane and South Bank Stations), regular bus routes to and from the City and surrounding suburbs as well as CityCat and ferry services available at three locations along South Bank and the River Plaza.

The Southeast Busway tunnel and priority road lanes has made the bus network more efficient in recent years.

Also located in the suburb are the Mater Hospital, the State Library, and the Queensland College of TAFE and Hospitality. Schools in South Brisbane are Brisbane State High School, Somerville House and St Laurence's College.

South Brisbane also represents the central hub for arts activity in Brisbane, housing the Queensland Performing Arts Centre, Maritime Museum, Queensland Art Gallery, Gallery of Modern Art, and the Queensland Museum.

The West End Markets and retail shopping in the city complement local stores and supermarkets. Visit Grey Street and Little Stanley Street at South Bank, and you'll discover wonderful cafes, fashion boutiques & lifestyle stores. Nearby West End is also one of Brisbane's most exciting dining precincts.

Transport

On Foot

Edmondstone Street has quick, easy access to the city and is only a 1km walk from the CBD across the Brisbane river.

Trains

500m to South Brisbane Station

Buses

Only a 1 minute walk from Botanica Residences, there are a variety of links to different parts of the city by bus including the South East Busway and the Adelaide Street Bus Tunnel.

Ferry

South Brisbane has 4.5kms of continuous public river access. For a joyful way to travel with no traffic at all and to enjoy the Brisbane River Scenery, the CityCat ferry service, provides regular CityCats (speedy) and CityFerries (smaller and make more stops than CityCats) services. Popular ferry destinations include South Bank, St Lucia, New Farm, West End, Hamilton, Bulimba, Toowong and the city.

Bridges for both walking and car access

Edmondstone Street South Brisbane has easy links to the city and surrounding suburbs across the River via a choice of bridges - the Goodwill Bridge, Tank Street Footbridge, GoBetween Bridge, Merivale Bridge, William Jolly Bridge, Kurilpa Footbridge, and Victoria Bridge.

CityCycle bike hire scheme

If you haven't been to Brisbane lately, you would not be aware of their public bike hire scheme. Brisbane City Council's recent establishment of the CityCycle bike hire scheme makes cycling easy and affordable around Brisbane's inner suburbs. The scheme is for residents and visitors to Brisbane.



CityCycle is an active and sustainable public transport option aimed at reducing traffic congestion and parking pressures in the inner city, as cars are replaced by cycle trips. CityCycle offers up to 2,000 bikes at 150 stations from Newstead to West End and Toowong.

CityCycle bike hire stations are located at key inner city destinations linking to bus, train and ferry connections. There is a station only 100m from the Botanica Residences.

More detail can be found at ...

<http://www.citycycle.com.au/>

Attractions

South Brisbane was established when a construction boom followed the opening of the railway to the south in 1884 with its terminus in the area. The first electric tramway in Brisbane ran along Stanley Street in South Brisbane on 16 June 1897.

The suburb was previously heavily industrialised, but its regeneration began when it was selected as the location of World Expo '88, which was built on former wharves and industrial land. Following Expo '88, South Bank Parklands was built on the former Expo site. South Brisbane has emerged as fashionable, high density, modern residential area, given its proximity to the city centre and good public transport links.

The South Bank precinct in South Brisbane contains many notable attractions -

South Bank Parklands

The South Bank Parklands are one of Brisbane's most popular tourist attractions. The parklands are home to many restaurants and café's as well as landmarks such as the Queensland Conservatorium, the Wheel of Brisbane, the Nepal Peace Pagoda, Streets Beach, and the Grand Arbour. Approximately 11,000,000 people visit the South Bank Parklands each year.

Grey Street & Little Stanley Street

A number of Brisbane's most popular restaurants and fashion boutiques are located on Grey Street, and Little Stanley Street which it runs parallel to. The South Bank Cinemas are also located on Grey Street, along with two five star hotels.

Brisbane Convention and Exhibition Centre

The Brisbane Convention and Exhibition Centre contains 24 meeting and event spaces including four exhibition halls with a combined area of 20,000m² and an auditorium capable of seating 8,000. The venue has received 107 industry awards, making it the most awarded convention centre in Australia. The centre has also been ranked among the top three convention centres world-wide by the Association Internationale des Palais de Congres (AIPC).

Queensland Maritime Museum

The Queensland Maritime Museum is located next to the Goodwill Bridge at the southern end of the South Bank Parklands. It houses a two level exhibition building, a library, a dry dock, a lighthouse and several retired vessels.

Queensland Cultural Centre

The Queensland Cultural Centre consists of:

- The Queensland Performing Arts Centre
- The Queensland Museum and Science Centre
- The Queensland Art Gallery
- The Queensland Gallery of Modern Art
- The State Library of Queensland

Griffith University

The Griffith University Film School's campus is located at South Bank, along with the Queensland Conservatorium and the Queensland College of Art (which are both owned by Griffith University).

The suburb is a focal point for education with the South Bank campus of Griffith University (which incorporates the Queensland Conservatorium, Queensland College of Art and Griffith Film School), the Southbank Institute of Technology, the Royal Brisbane International College, Brisbane State High School, St Laurence's College, Somerville House.

Mater Health Services provides a wide range of public and private medical services in the area to the south of the suburb around Mater Hill and close to its border with Woolloongabba. A number of major corporations have recently established offices in new buildings along Grey Street and Melbourne Street.