

Ideal for the following investment strategy

- ✓ Investment capacity of \$434,990 - \$459,990
- ✓ Require tax benefits
- ✓ Solid capital growth potential
- ✓ Strong rental demand

SUBURB OVERVIEW: The Outlook is an established residential estate, ideally located in Brisbane South's growth corridor. Proudly positioned on an elevated landscape, The Outlook delivers exceptional views of the Gold Coast and Mount Tambourine, and is surrounded by spectacular parklands. Just three minutes from Beenleigh's growing retail and lifestyle precinct and 30 minutes from the Brisbane CBD and Gold Coast.

POPULATION: Logan City Council Local Government Area projected population is set to increase by 2.4% per year over 25 years compared to Queensland at 1.9% increase per year over the next 25 years. The region's economic development fosters innovative companies that will continue business growth after the residential and retail construction boom.

THE COMMUNITY: Families buying in this lifestyle community will have shops, medical, transport, sport and educational facilities within walking distance. The Outlook boasts a relaxed community living set against a rural residential landscape and picturesque mountain backdrop.

INFRASTRUCTURE: A huge amount of infrastructure development in the Brisbane-Gold Coast corridor is contributing to employment and economic activity and these projects include:

- Redevelopment of the Beenleigh Town Centre - \$9.6M
- Proposed new Westfield at Coomera Town Centre - \$500M
- Development of the Coomera Sports and Leisure Centre - \$38M
- Logan Hospital Expansion Project - \$145M
- Development of infrastructure for the 2018 Commonwealth Games - \$170M
- New Industries at the Yatala Enterprise Area over the last 18 months include:
 - o Caterpillar parts Distribution Facility - \$75M
 - o Aldi's Distribution Centre - \$60M
 - o Visy Beverage Can Manufacturing Facility - \$86M

Source: Logan City Council, Queensland Office of Economic and Statistical Research, Logan Resident Profile, January 2014.



Rental Per Week	\$430 - \$450 per week*	Deposit Required	10% (5% land + 5% build)
Depreciation (Building)	\$239,548 - \$246,283	Investment Range	\$434,990 - \$459,990
Depreciation (Fixtures and Fittings)	\$24,994 - \$28,152	Land Registration	August 2016 (anticipated)
Depreciation Total	\$258,426 - \$269,281	Total Number of Lots	Stage 3B: 15

*estimate only and subject to change without notice.