

THE CAMERON BIRD GROUP



ARTIST'S IMPRESSION. SUBJECT TO CHANGE.

THE CAMERON BIRD GROUP

'Your Property Partners Australasia'



JACK BIRD
OWNER / LICENSEE
THE CAMERON BIRD GROUP

15th May, 2018

FROM THE DESK OF JACK BIRD

There's only been one other time this year where our purchase price for a release has been under the \$600,000 mark. Advanced investment strategies such as Duplexes and Triplexes in good locations do not come without a higher price tag than traditional investing. It's good to return to some more affordable price points for our investors, especially when the location has not been 'sacrificed' to meet a budget.

Maroochydore has always been the heart of The Sunshine Coast largely due to the Sunshine Plaza shopping centre and surrounding commercial businesses, coupled with its pristine surf patrolled beaches. Today, moving towards a new chapter on The Sunshine Coast, Maroochydore is set to become a commercial powerhouse with the introduction of a brand new CENTRAL BUSINESS DISTRICT spanning over 53 hectares equipped with the latest technology including Australian wide firsts.

This once in a life time occurrence where a city is creating a new CBD creates a growth window for investors to get in at basement level entry prices.

We've wanted a boutique release in Maroochydore and we've got it. In just two weeks, three out of the nine have sold, one is on hold and five remain. Price from \$452,900 and located just 1.4km to the new central business district these are a great addition to an investment portfolio. One does not need to draw a 1.4km ring around Darling Harbour in Sydney, Surfers Paradise on The Gold Coast or even Queen Street in Melbourne to understand, that in years to come. The potential of growth from a \$452,900 investment 1.4km from a CBD centre of a major city will pay dividends in time.

JACK BIRD
0432 687 677
OWNER / LICENSEE
THE CAMERON BIRD GROUP



THE CAMERON BIRD GROUP 'PROPERTY INFORMATION PACK'

WE WANTED MAROOCHYDORE & BOUTIQUE... WE GOT IT.

The new Central Business District of Maroochydore that is currently being constructed will forever be the city centre of the Sunshine Coast. Purchasing property just outside of this Central Business District will maximise not only demand but in the mid to long term be well positioned for significant growth. If you are positioned in an in-fill area 1.4km from any major city you would be standing in very well stead purchasing just at the same time the central business district enters the construction stage. The yields are a solid 5%+, the region itself has a 20 year plan for growth, the local economy is doing well.. what better way to enter the Sunshine Coast market than on the fringe of the new CBD at \$452,900 in a boutique development!

9 in all, 3 sold, 1 on hold, 5 remaining.. call our team on (07) 3817 2500 or email: info@cameronbird.com.au



PROXIMITY TO CBD

9 X TOWNHOUSES

BOUTIQUE



450K PRICE POINT

QUICK FACTS: 28 HINLEY AVENUE, MAROOCHYDORE QLD 4558

* Type:	Townhouses	* C.F.P:	Up to \$66 per week
* Price:	\$452,900 - \$469,500	* Annual C.F.P:	Up to \$3431 p/w
* Configuration:	2 BED 2.5 BATH SLUG	* Internal Size:	Up to 120.6 sqm
* Rental Yield:	Up to 5.28%	* Courtyard Size:	Up to 26.4 sqm

* Forecasts and estimations have been based on research completed by The Cameron Bird Group. Please contact our office to discuss our research in more detail. Please also consult your accountant to review our financial analysis and discuss the suitability of this property to your individual circumstances before entering into a purchase contract. No reproduction is allowed, all copyright reserved: Your Property Partners Australasia Strictly for Cameron Bird consultants only, not permitted for use by an external property agents.

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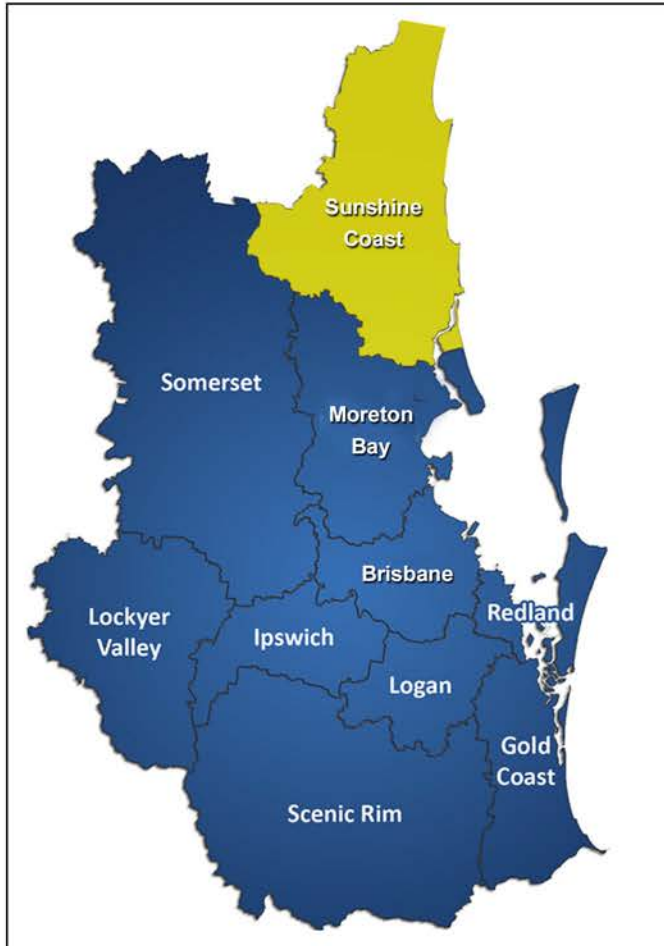
'Your Property Partners Australasia'



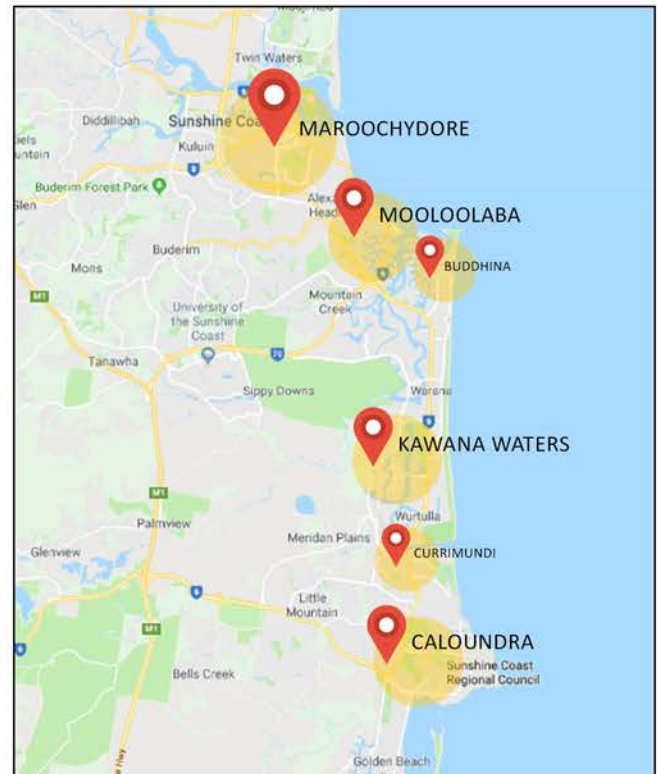
THE SUNSHINE COAST



REGIONAL SUMMARY THE CAMERON BIRD GROUP



REGIONAL CENTRES:



The Sunshine Coast is the third most populated area in the Australian state of Queensland. Located 100 km (62 mi) north of the state capital Brisbane in South East Queensland on the Pacific Ocean coastline, its urban area spans approximately 60 km (37 mi) of coastline and hinterland from Pelican Waters to Tewantin. What's important for investors to understand, is that it is made up of several regional centres that have been rapidly growing to cater for the needs of the area. From the new CBD underway in Maroochydore right down to the new master planned estate in Caloundra, all these areas are expanding through sheer investment from both private and government sectors. The ripple effect has seen major business setup and expansion and population migration has followed. The Sunshine Coast has diversified its economy very successfully and strong growth has followed and it set to continue.

In this **Property Information Pack**, we start off with:

LOCALITY MAP

Then onto:

SUNCENTRAL PROGRESS + BREAKDOWN

Rounded off by:

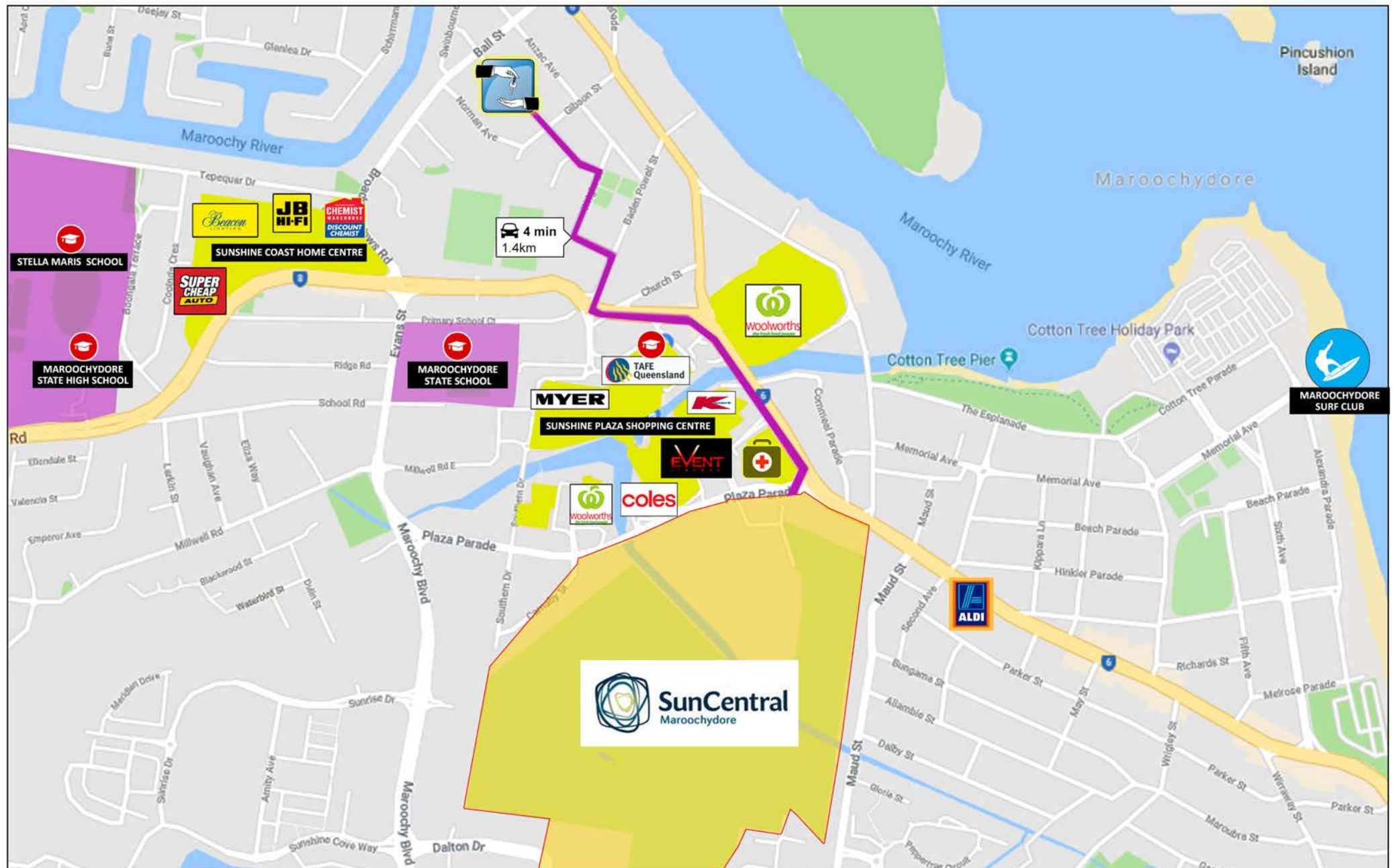
THE INVESTMENT SECTION + JACK BIRD ENDORSEMENT



LOCALITY MAP : MAROOCHYDORE



8.1km to AIRPORT



GROWTH DRIVERS - NEW MAROOCHYDORE CBD

“I strongly believe that a large number of investors Australia wide are still unaware (or don't believe) that an entirely new Central Business District is being created from the ground up on the Sunshine Coast. Placing an investment property in your portfolio just 1.4km from this future CBD is a very smart move. I believe the top growth drivers in property come from job creating infrastructure and a strong economy. What better sums that up than a central 'business' district”

- Jack Bird

FROM CONCEPT



Below is actually an older aerial photo but is insightful as its taken at the perfect angle to show how Stage 1A will be placed in comparison to the concept above. This photo also clearly shows 'The Corso', which is the horizontal waterway running through the CBD.

TO NEW BEGINNINGS



GROWTH DRIVERS - NEW MAROOCHYDORE CBD (CONT..)

This is the latest aerial photo available taken on the 18th April, 2018. Still think this is not happening? With more than \$10 million worth of underground infrastructure already installed (a CBD wide automated waste collection system in an Australian first) beneath the surface of the site, the first asphalt is being laid on the network of new streets in the city centre.

SunCentral: Maroochydore's new CBD

Source: <http://www.maroochydore-city.com.au>



- * SunCentral is expected to provide an estimated \$4.4 billion boost to the Sunshine Coast economy over the life of the project.
- * SunCentral is expected to create 5,000 jobs by 2020, 15,000 jobs by 2025



SunCentral
Maroochydore

SUNCENTRAL THE BREAKDOWN

To truly get a great idea of the CBD, the council has broken it down into individual facets and are shown on the following pages.



Source: <http://www.maroochydore-city.com.au/vision>

SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

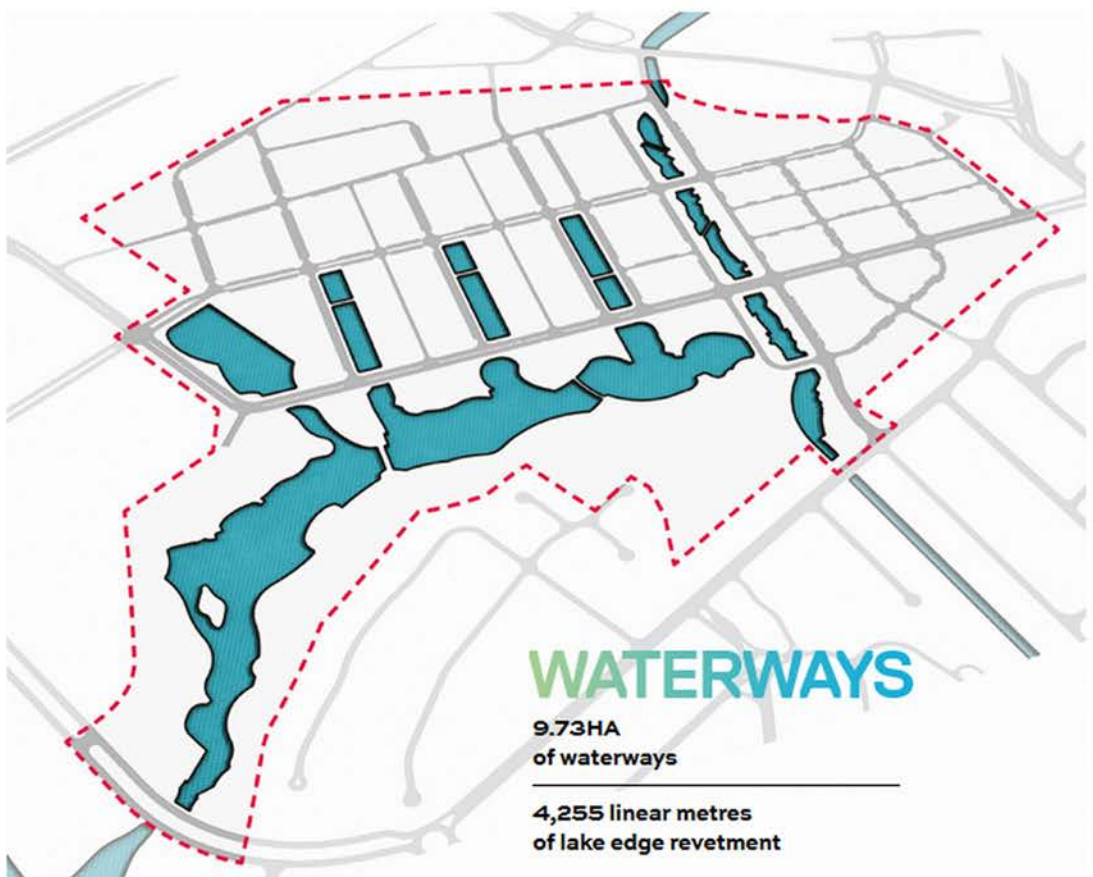
PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>

SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

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RESIDENTIAL



Source: <http://www.maroochydhore-city.com.au/vision>



Select from below
to view details:

VIEW ALL

STREETS

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PLAZA

DEVELOPMENT

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Source: <http://www.maroochydhore-city.com.au/vision>

SUNCENTRAL : THE BREAKDOWN (CONT.)



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SUNCENTRAL : THE BREAKDOWN (CONT.)



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SUNCENTRAL : THE BREAKDOWN (CONT.)



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RESIDENTIAL



ENTERTAINMENT

250 room premium hotel
100 residential apartments

25,500m² of
entertainment/convention GFA

Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below
to view details:

VIEW ALL

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WATERWAYS

PARKLAND

PLAZA

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PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



RESIDENTIAL

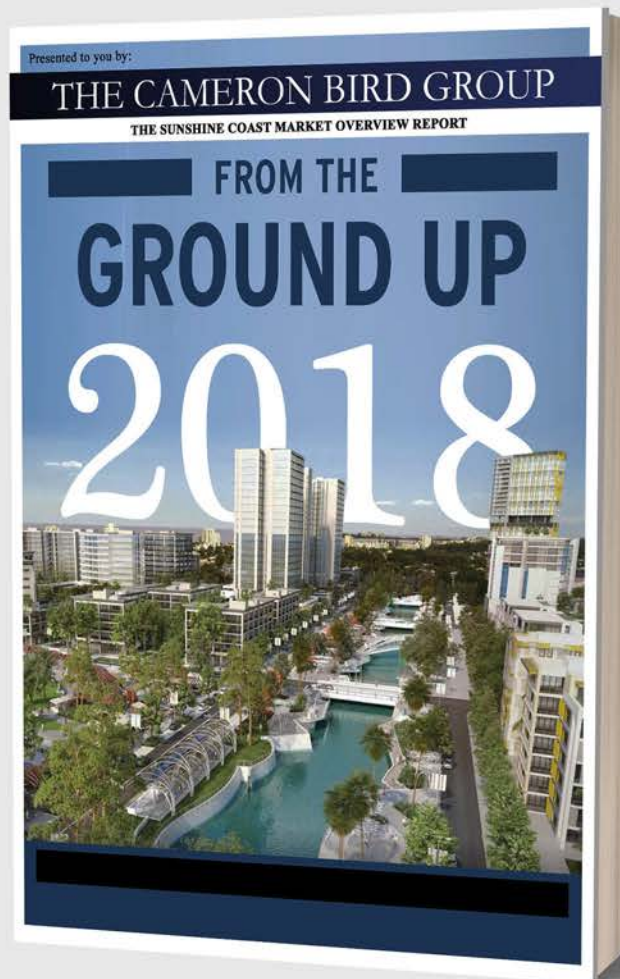
2000 residential
apartments

Source: <http://www.maroochy-dore-city.com.au/vision>

GROWTH DRIVERS - THE SUNSHINE COAST

"I've made sure that the progress and the concept of the new CBD be included within this information pack. This is not just due to it's proximity and relevant impact on our property release, but furthermore a better understanding of the Sunshine Coasts future as a whole.

GROWTH DRIVERS on the Sunshine Coast is such a large subject, that we have also created the 'Sunshine Coast Market Overview'. If you haven't already, I highly recommend reading this also." - Jack Bird



REQUEST THIS DOCUMENT BY:

P: (07) 3871 2500 or **EMAIL:** info@cameronbird.com.au

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INVESTMENT SECTION

28 HINLEY AVENUE, MAROOCHYDORE

PROJECT OVERVIEW:

9 X TOWNHOUSES

PRICE RANGE: \$452,900 - \$469,500

SINGLE CONTRACT

3 SOLD | 1 HOLD | JUST 5 REMAINING

EXP. CONSTRUCTION START: JULY 2018

EXPECTED COMPLETION: FEBRUARY 2019

BOUTIQUE TOWNHOUSE DEVELOPMENT OF JUST NINE

THE CAMERON BIRD GROUP

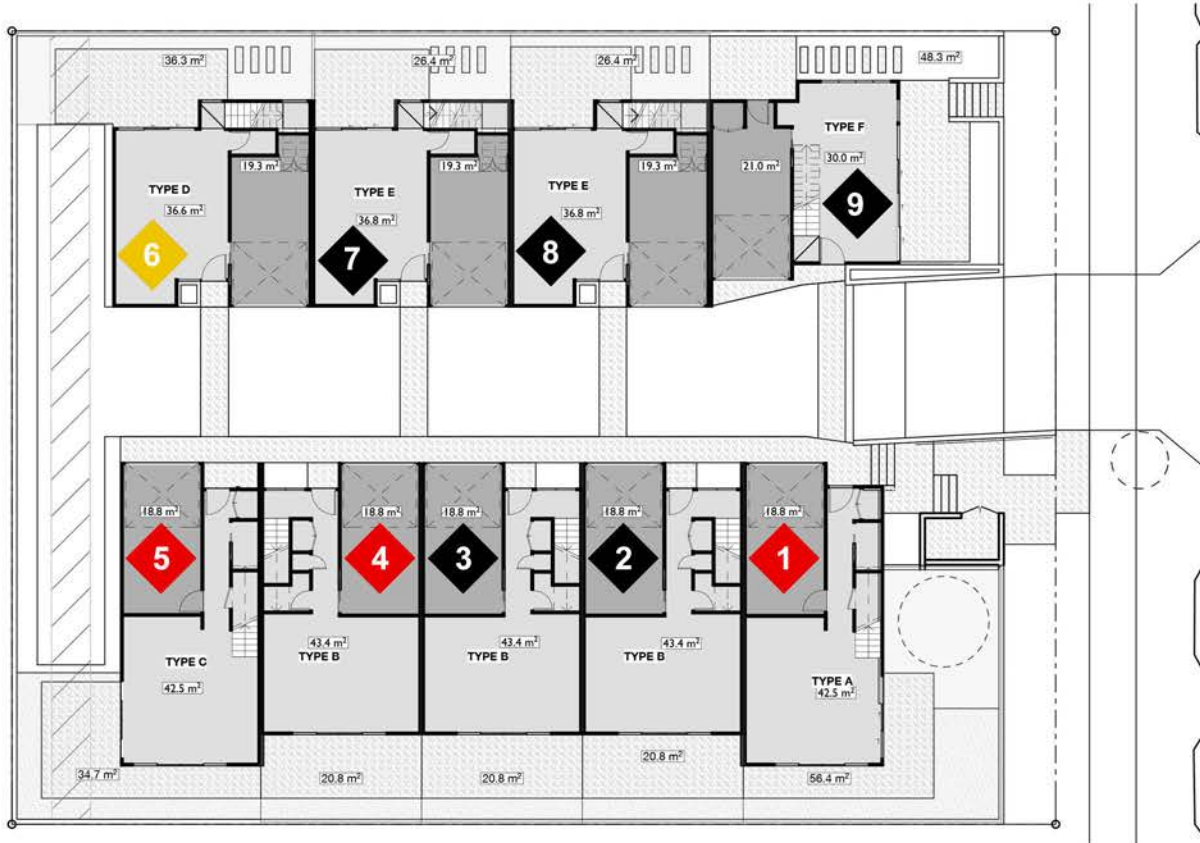
INVESTMENT SECTION - 28 HINLEY AVENUE



THE CAMERON BIRD GROUP

INVESTMENT SECTION - SITE MAP

GROUND FLOOR



HINLEY AVENUE

FIRST FLOOR



HINLEY AVENUE

THE CAMERON BIRD GROUP

INVESTMENT SECTION - PRICELIST

Tuesday 15th May, 2018

All prices are subject to change without notice

LOT:	TYPE:	BED:	BATH:	CAR:	GROUND LEVEL:	GARAGE:	FIRST FLOOR:	TOTAL m2:	COURTYARD m2:	PRICE:	RENTAL:	YIELD RANGE:	AVAILABILITY:
1													SOLD
2	B	2	2.5	SLUG	43.4	18.8	58.4	120.6	20.8	\$452,900	\$440 - \$460 p/w	Up to 5.28%	AVAILABLE
3	B	2	2.5	SLUG	43.4	18.8	58.4	120.6	20.8	\$452,900	\$440 - \$460 p/w	Up to 5.28%	AVAILABLE
4													SOLD
5													SOLD
6													HOLD
7	E	2	2.5	SLUG	36.8	19.3	49.9	106	26.4	\$457,900	\$425 - \$445 p/w	Up to 5.05%	AVAILABLE
8	E	2	2.5	SLUG	36.8	19.3	49.9	106	26.4	\$457,900	\$425 - \$445 p/w	Up to 5.05%	AVAILABLE
9	F	2	2	SLUG	30	21	42.7	93.7	48.3	\$469,500	\$420 - \$440 p/w	Up to 4.87%	AVAILABLE

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www.abs.gov.au

NATIONAL STATISTICS



Population clock
24,930,654



Consumer price index
1.9%
March quarter 2018



Gross domestic product
0.4%
Quarterly change Dec 2017



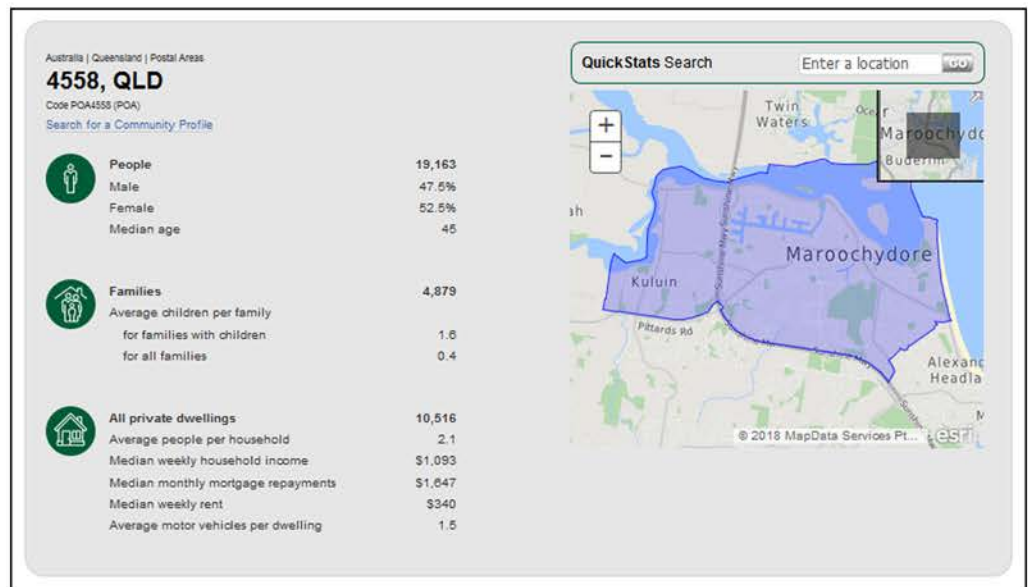
Average weekly earnings
\$1,567.90
November 2017



Unemployment rate
5.6%
March 2018

MAROOCHYDORE POSTCODE 4558

The ABS is Australia's national statistical agency, providing trusted official statistics on a wide range of economic, social, population and environmental matters of importance to Australia. All statistics below are automatically generated from the 2016 Census data on the ABS website.



29.3% of homes are fully owned.

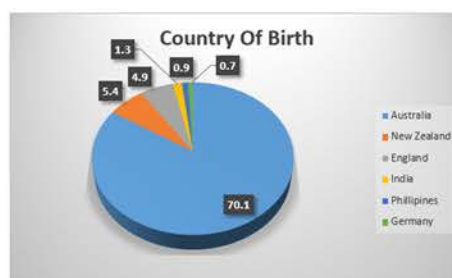
21.9% are in the process of being purchased by home loan mortgage.

43.7% of homes are rented.

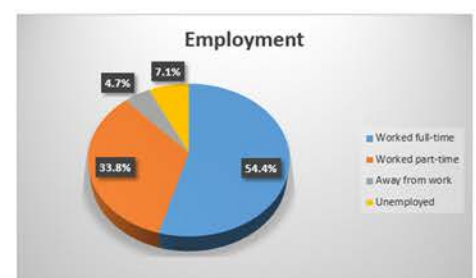
The median personal income is \$620 per week and the median household income is \$1093 per week.

The median rent is \$340 per week and the median mortgage repayment is \$1647 per month.

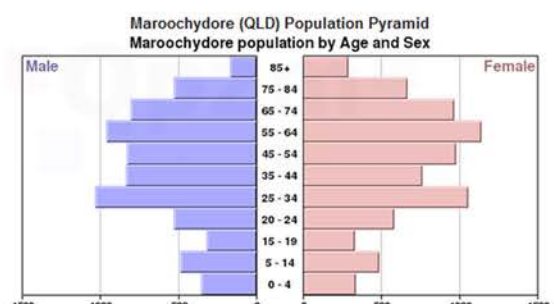
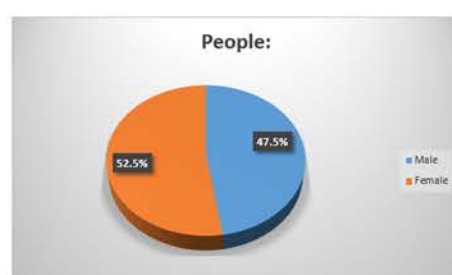
COUNTRY OF BIRTH:



EMPLOYMENT:

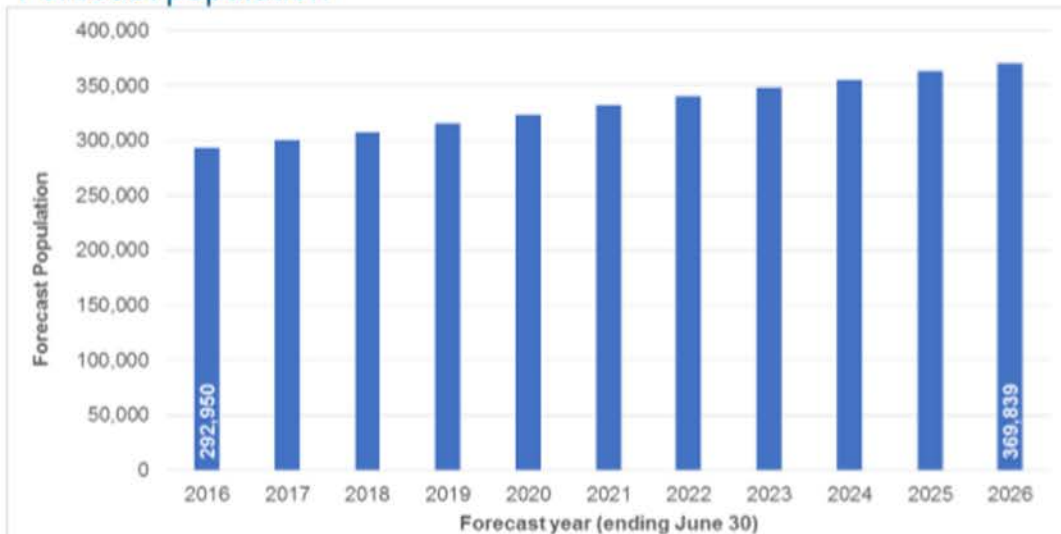


POPULATION: 19,163



POPULATION GROWTH - THE SUNSHINE COAST

Forecast population



Source: Population and household forecasts, 2016 to 2026, prepared by .id the population experts, October 2017

Population 2016

303,389

Population 2026

369,839

Change 2016-26

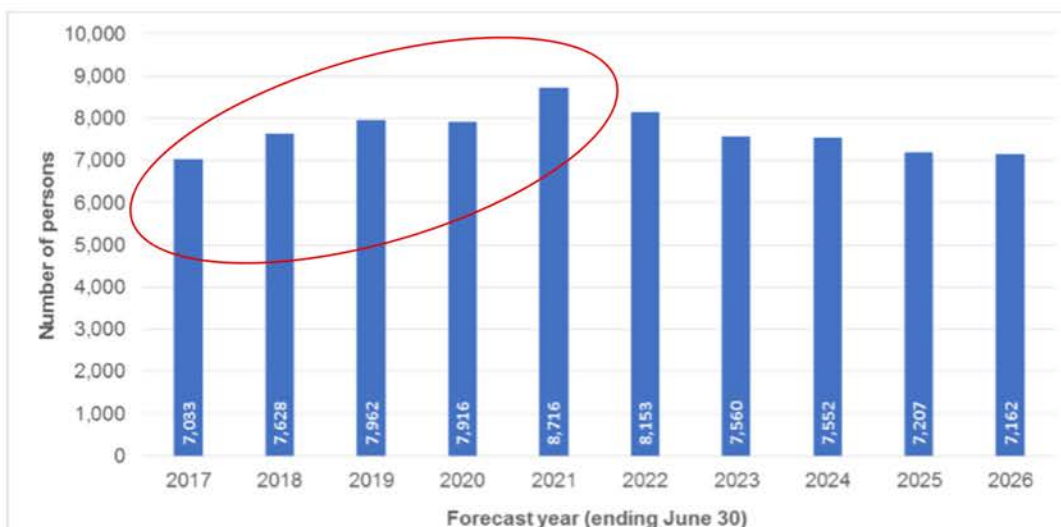
21.9%



In 2016, the total population of Sunshine Coast Council area was estimated to be 292,950 people. It is expected to increase by over 76,890 people to 369,839 by 2026, at an average annual growth rate of 2.39%. This is based on an increase of over 45,200 households during the period, with the average number of persons per household remaining stable at 2.48 to 2026.

With major infrastructure projects now numbering over 20 on The Sunshine Coast, many of which underway or about to commence, it's easy to see how the completion of these projects collate with the below table. Strong growth from 2016 to 2021 will see a lot of the current projects completed within this time frame. Importantly though at present it looks like after 2021 there will be sustainable population growth and as more projects arise,

Forecast population change



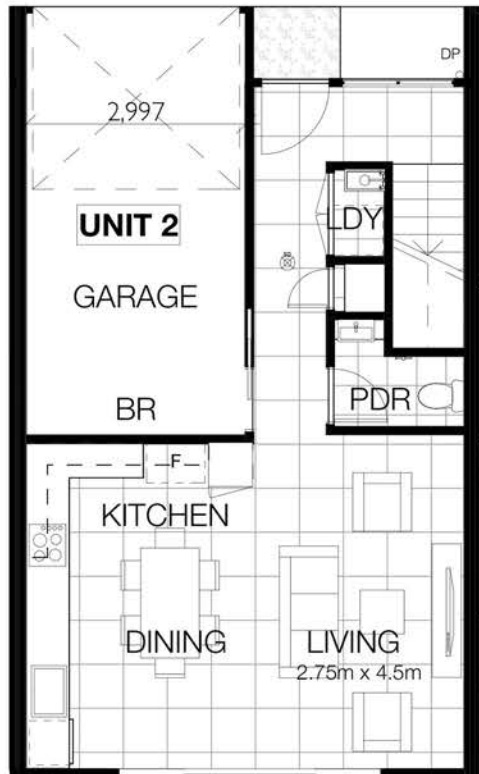
Source: Population and household forecasts, 2016 to 2026, prepared by .id the population experts, October 2017.



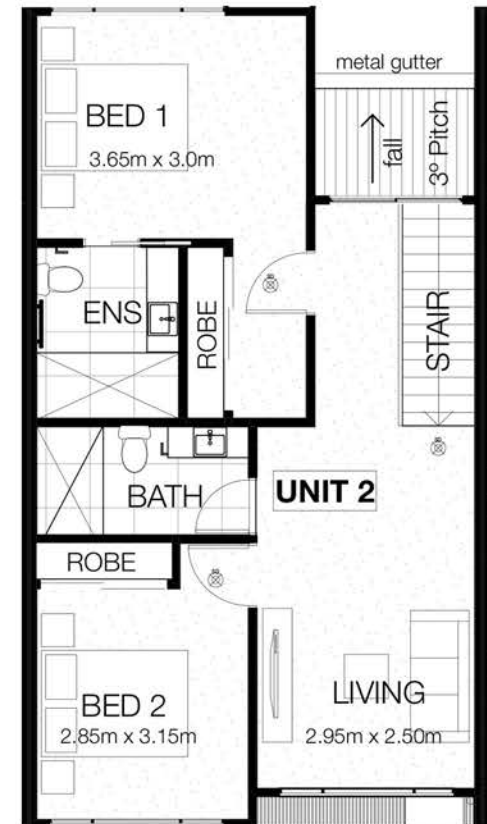
FULL REPORT
AVAILABLE UPON
REQUEST



FLOOR PLAN : TOWNHOUSE LOT 2

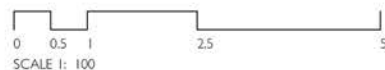


Ground Floor



First Floor

HINLEY AVE TOWNHOUSES



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Type B Unit 2,3,4

ADDRESS
28 HINLEY AVE, MAROOCHYDORE

DATE
30/04/2018

SCALE @A4
1:100



RENTAL APPRAISAL : TOWNHOUSE LOT 2

26th March, 2018

RayWhite.

Rental Appraisal

It is with pleasure that we advise the property located at

Unit 2
28 Hinley Avenue
Maroochydore
QLD, 4558

would achieve a rental income of approximately \$440 to \$460 per week based on the current market.

Should you wish to discuss the above further, please do not hesitate to contact me on the details below.

Our current vacancy rate is **0.7%**



Charlotte Jack
Investor Consultant
0429 818 519
charlotte.jack@raywhite.com

Ray White Maroochydore

DISCLAIMER: This Appraisal 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 valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

CASH FLOW ANALYSIS



updated



LOT 2 - 28 HINLEY AVENUE, MAROOCHYDORE

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PO BOX 1566, TARINGA, BRISBANE, QLD 4068
(07) 3871 2500

E: info@cameronbird.com.au

W: www.cameronbird.com.au

CASH FLOW ANALYSER: 2017 - 2018

28 Hinley Avenue, Maroochydore: LOT 2 - 2 BEDROOM : 2.5 BATH : SLUG

Cash Flow Estimates For Year One

PROPERTY PURCHASE DETAILS:	VARIABLES:
Purchase Price	452,900
Furniture Package / Depreciation Schedule / Valuations	0
Loan Interest rate	4.20%
Legal costs (Conveyancing fees)	880
Stamp Duty	14,727
Deposit Amount:	45,290
Transfer and Mortgage Registration Fee	1,314
Borrow	407,610
Salary Income	100,000
Weekly Rent	460
Annual Rates inc. Water	2,400
Body Corporate Fees	1,784
% charged by Property Manager	8.50%
Property Management fees total:	2,033
Landlord Insurance	980
Property Depreciation (Year 1 estimate)	9,685

GROSS INCOME CALCULATION:	INCOME:
Salary Income	100,000
Rental income 52 weeks per year	23,920
New Gross Income	123,920

ANNUAL CASH FLOW (Before Tax)	-397
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WEEKLY CASH FLOW (Before Tax)	-8
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EXPENSES:	AMOUNT:
Interest	17,120
Rates	2,400
Body Corporate Fees	1,784
Repairs Maintenance Insurance	980
Rental Manager's Commission	2,033
Total Cash Costs	24,317

Depreciation	9,685
Borrowing Costs	263
Total Tax Deduction	34,265

Gross Income	123,920
Less Tax Deduction	34,265
New taxable	89,655

Medicare levy is excluded from tax calculations	
2016 - 2017 tax payable without property	24,632
2016 - 2017 tax payable with property	20,804
Tax saved - additional tax refund 2016 - 2017	3,828

Plus rent received	23,920
Total cash income	27,748
Less total cash expenses	24,317

ANNUAL CASH FLOW (After Tax)	3,431
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WEEKLY CASH FLOW (After Tax)	66
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When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 - 10 years.

CAPITAL GROWTH PROJECTIONS

YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$452,900	-
1	5.00%	\$475,545	\$22,645
2	5.00%	\$499,322	\$23,777
3	5.00%	\$524,288	\$24,966
4	5.00%	\$550,503	\$26,214
5	5.00%	\$578,028	\$27,525
6	5.00%	\$606,929	\$28,901
7	5.00%	\$637,276	\$30,346
8	5.00%	\$669,140	\$31,864
9	5.00%	\$702,597	\$33,457
10	5.00%	\$737,726	\$35,130

INVESTMENT YIELDS SUMMARY:

Capital Growth projection:	5.00%
Vacancy Rate:	1.4%
Gross Rental Yield:	5.28%
Annual Capital Growth:	5.00%
(ROI) Annual Gross Return on Investment:	10.28%

Please contact us to further
discuss these figures and ensure you maximise
your wealth creation opportunity!

IMPORTANT DISCLAIMER STATEMENT: THE CAMERON BIRD GROUP supplies you with this Property cash flow analysis software free of charge on the understanding that you will not enter into any purchase of property relying on the figures produced in this software analysis. You must agree to consult with either our company or an accountant to determine the suitability of any proposed property purchase to your individual circumstances. You also must agree to consult with us when tax rates and depreciation rates change and we will email the new rates to you once again free of charge. This software is to be used as a guide to whether a property purchase is likely to be cash flow positive or negatively geared. If you are considering purchasing a CAMERON BIRD GROUP recommended property, we will supply you with your estimated depreciation claims, borrowing costs, loan set-up costs and income and expense details. If the property is not purchased through THE CAMERON BIRD GROUP, you will need to make your own enquiries.

We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone THE CAMERON BIRD GROUP on (07) 3871 2500 or email us at the email address at the top of this page.

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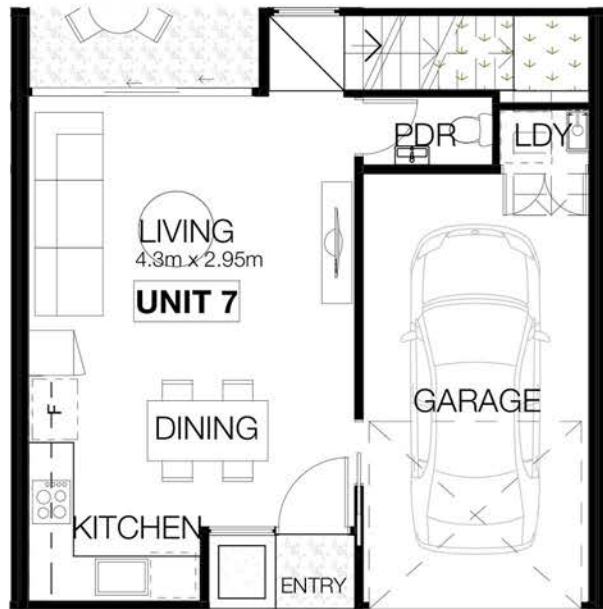
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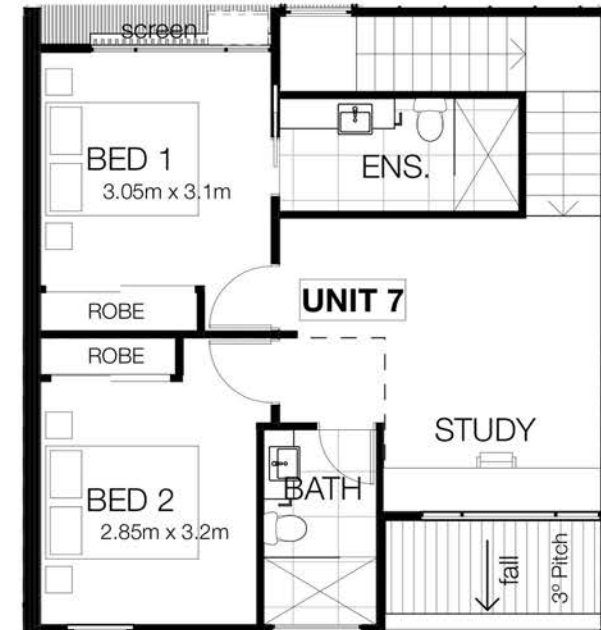
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FLOOR PLAN : TOWNHOUSE LOT 7



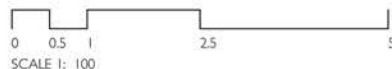
Ground Floor



First Floor

HINLEY AVE TOWNHOUSES

Type E Unit 7,8



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DATE
30/04/2018

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RENTAL APPRAISAL : TOWNHOUSE LOT 7

26th March, 2018

RayWhite

Rental Appraisal

It is with pleasure that we advise the property located at

Unit 7
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Maroochydore
QLD, 4558

would achieve a rental income of approximately \$425 to \$445 per week based on the current market.

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Our current vacancy rate is **0.7%**



Charlotte Jack
Investor Consultant
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CASH FLOW ANALYSIS



updated



LOT 7 - 28 HINLEY AVENUE, MAROOCHYDORE

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CASH FLOW ANALYSER: 2017 - 2018

28 Hinley Avenue, Maroochydore: LOT 7 - 2 BEDROOM : 2.5 BATH : SLUG

Cash Flow Estimates For Year One

PROPERTY PURCHASE DETAILS:	VARIABLES:
Purchase Price	457,900
Furniture Package / Depreciation Schedule / Valuations	0
Loan Interest rate	4.20%
Legal costs (Conveyancing fees)	880
Stamp Duty	14,452
Deposit Amount:	45,790
Transfer and Mortgage Registration Fee	1,314
Borrow	412,110
Salary Income	100,000
Weekly Rent	445
Annual Rates inc. Water	2,400
Body Corporate Fees	1,722
% charged by Property Manager	8.50%
Property Management fees total:	1,967
Landlord Insurance	980
Property Depreciation (Year 1 estimate)	9,685

GROSS INCOME CALCULATION:	INCOME:
Salary Income	100,000
Rental income 52 weeks per year	23,140
New Gross Income	123,140

ANNUAL CASH FLOW (Before Tax)	-1,238
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WEEKLY CASH FLOW (Before Tax)	-24
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EXPENSES:	AMOUNT:
Interest	17,309
Rates	2,400
Body Corporate Fees	1,722
Repairs Maintenance Insurance	980
Rental Manager's Commission	1,967
Total Cash Costs	24,378

Depreciation	9,685
Borrowing Costs	263
Total Tax Deduction	34,326

Gross Income	123,140
Less Tax Deduction	34,326
New taxable	88,814

Medicare levy is excluded from tax calculations	
2016 - 2017 tax payable without property	24,632
2016 - 2017 tax payable with property	20,493
Tax saved - additional tax refund 2016 - 2017	4,139

Plus rent received	23,140
Total cash income	27,279
Less total cash expenses	24,378

ANNUAL CASH FLOW (After Tax)	2,901
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WEEKLY CASH FLOW (After Tax)	56
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When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years.

CAPITAL GROWTH PROJECTIONS

YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$457,900	-
1	5.00%	\$480,795	\$22,895
2	5.00%	\$504,835	\$24,040
3	5.00%	\$530,076	\$25,242
4	5.00%	\$556,580	\$26,504
5	5.00%	\$584,409	\$27,829
6	5.00%	\$613,630	\$29,220
7	5.00%	\$644,311	\$30,681
8	5.00%	\$676,527	\$32,216
9	5.00%	\$710,353	\$33,826
10	5.00%	\$745,871	\$35,518

INVESTMENT YIELDS SUMMARY:

Capital Growth projection:	5.00%
Vacancy Rate:	1.4%
Gross Rental Yield:	5.05%
Annual Capital Growth:	5.00%
(ROI) Annual Gross Return on Investment:	10.05%

Please contact us to further discuss these figures and ensure you maximise your wealth creation opportunity!

IMPORTANT DISCLAIMER STATEMENT: THE CAMERON BIRD GROUP supplies you with this Property cash flow analysis software free of charge on the understanding that you will not enter into any purchase of property relying on the figures produced in this software analysis. You must agree to consult with either our company or an accountant to determine the suitability of any proposed property purchase to your individual circumstances. You also must agree to consult with us when tax rates and depreciation rates change and we will email the new rates to you once again free of charge. This software is to be used as a guide to whether a property purchase is likely to be cash flow positive or negatively geared. If you are considering purchasing a CAMERON BIRD GROUP recommended property, we will supply you with your estimated depreciation claims, borrowing costs, loan set-up costs and income and expense details. If the property is not purchased through THE CAMERON BIRD GROUP, you will need to make your own enquiries.

We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone THE CAMERON BIRD GROUP on (07) 3871 2500 or email us at the email address at the top of this page.

THE CAMERON BIRD GROUP

PO BOX 1566, TARINGA QLD 4068

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W: www.cameronbird.com.au

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ANALYTICS - VACANCY RATES

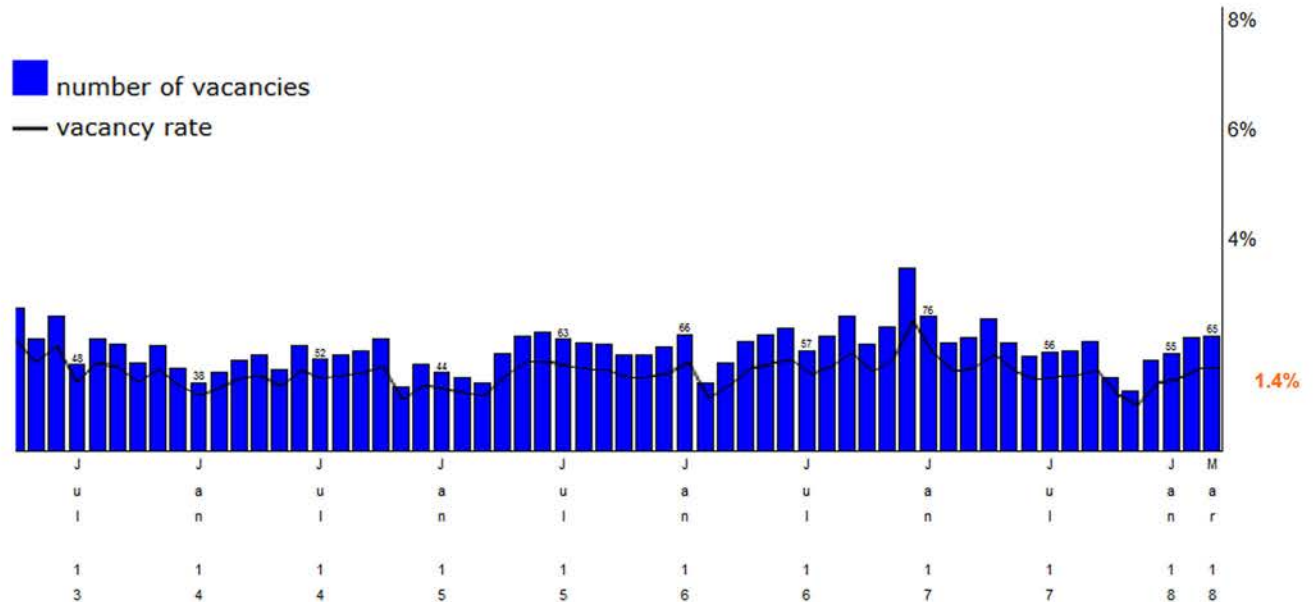
About Us

SQM Research Pty Ltd is a respected Australian investment research house, specialising in providing ratings and data across all major asset classes. It is founded and run by one of the Country's most recognised and respected property analysts, Louis Christopher.



POSTCODE 4558 CATCHMENT

■ number of vacancies
— vacancy rate



SQM research

1.4
percent

POSTCODE 4558

COMMENTS:

The Sunshine Coast continues to be amongst the top tightest vacancy regions in the state of Queensland. With the completion of infrastructure projects and the continued private and public spending on new projects, The Sunshine Coast is set to continue with growth into the future.

www.corelogic.com.au

Maroochydore, The Sunshine Coast, QLD 4558



Analysis

With \$5bn worth of infrastructure investment, there has of course been a lot of capital growth in this area over the past five years. The good news is that the market is still in the growth cycle and the introduction of a new central business district really will reset the clock once more. Most importantly, investors must realise that Maroochydore has next to no land left and is completely an in-fill site blocked by the highway to the sea. Demand can only outstrip supply further.

Why you can trust CoreLogic's data

www.corelogic.com.au

At CoreLogic, we are passionate about property data. We're passionate about how we collect it from more than 660+ industry, public and government sources - more than any other provider. But most importantly, with coverage of 98% of the Australian property market and more than 4.4 billion decision points in our database, we're absolutely passionate about data accuracy which allows us to deliver on our promise of the most reliable and powerful property insights and analytics.

rpdata
A CoreLogic® Business


CoreLogic®
RP Data Professional

1.7%
VACANCY RATE

BODY CORPORATE SCHEDULE

Body Corporate for "28 Hinley Avenue"

28 Hinley Avenue, Maroochydore QLD 4558

Schedule of Proposed Contributions

Total Number of Lots	9
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 1.21
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 0.43
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 0.35

		*		*		*		***					
Lot Number	Unit Type	Interest Lot Entitlements	Annual Replacement Insurance Levy	Contribution Lot Entitlements	Body Corporate Management (Including PP&S)	Administrative Fund	Sinking Fund	Total Annual Contribution by CSLE	Total Annual Contribution by ISLE	Total Annual Contribution Incl. Insurance	Total Weekly Contribution Including Insurance	Total Annual Contribution Excluding Insurance	Total Weekly Contribution excluding Insurance
1	3 bed 3 bath	1159	\$403.69	1193	\$382.30	\$1,438.95	\$515.79	\$1,954.74	\$403.69	\$2,358.44	\$45.35	\$1,954.74	\$37.59
2	2 bed 2 bath	1083	\$377.22	1089	\$348.98	\$1,313.51	\$470.82	\$1,784.34	\$377.22	\$2,161.56	\$41.57	\$1,784.34	\$34.31
3	2 bed 2 bath	1083	\$377.22	1089	\$348.98	\$1,313.51	\$470.82	\$1,784.34	\$377.22	\$2,161.56	\$41.57	\$1,784.34	\$34.31
4	2 bed 2 bath	1083	\$377.22	1089	\$348.98	\$1,313.51	\$470.82	\$1,784.34	\$377.22	\$2,161.56	\$41.57	\$1,784.34	\$34.31
5	3 bed 3 bath	1136	\$395.68	1202	\$385.19	\$1,449.81	\$519.68	\$1,969.49	\$395.68	\$2,365.17	\$45.48	\$1,969.49	\$37.87
6	3 bed 3 bath	1136	\$395.68	1166	\$373.65	\$1,406.39	\$504.12	\$1,910.50	\$395.68	\$2,306.19	\$44.35	\$1,910.50	\$36.74
7	2 bed 3 bath	1095	\$381.40	1051	\$336.80	\$1,267.68	\$454.40	\$1,722.07	\$381.40	\$2,103.48	\$40.45	\$1,722.07	\$33.12
8	2 bed 3 bath	1095	\$381.40	1053	\$337.44	\$1,270.09	\$455.26	\$1,725.35	\$381.40	\$2,106.75	\$40.51	\$1,725.35	\$33.18
9	2 bed 2 bath	1123	\$391.16	1060	\$339.68	\$1,278.53	\$458.29	\$1,736.82	\$391.16	\$2,127.98	\$40.92	\$1,736.82	\$33.40
9		9993	\$3,480.69	9992	\$3,202.00	\$12,052.00	\$4,320.00	\$16,372.00	\$3,480.69	\$19,852.69	\$381.78	\$16,372.00	\$314.85
MAX		1159		1202								\$1,969.49	\$37.87
MIN		1083		1051								\$1,722.07	\$33.12
MEAN		1110		1110								\$1,819.11	\$34.98

Please note that these figures above are inclusive of GST

INDICATIVE DEPRECIATION SCHEDULE:

The Cameron Bird group has once again partnered up with its company of choice for depreciation reports: BMT quantity surveyors, contact details for BMT can be found below.

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 7, 320 Adelaide Street
Brisbane QLD 4000

GPO Box 3229
Brisbane QLD 4001

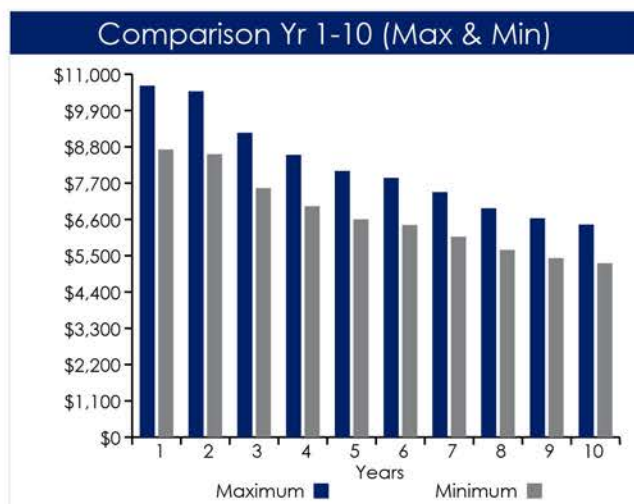
t 07 3221 9922 e info@bmtqs.com.au

f 07 3221 9933 w www.bmtqs.com.au

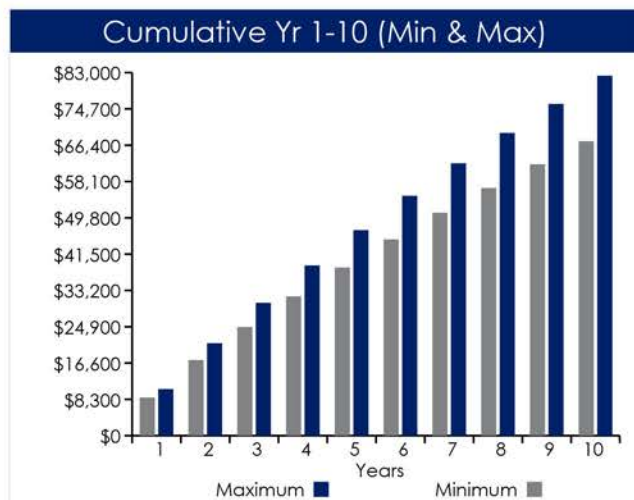
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 2 Bedroom Dwelling 28 Hinley Avenue, MAROOCHYDORE QLD 4558

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,525	6,128	10,653
2	4,355	6,128	10,483
3	3,098	6,128	9,226
4	2,428	6,128	8,556
5	1,942	6,128	8,070
6	1,730	6,128	7,858
7	1,299	6,128	7,427
8	810	6,128	6,938
9	507	6,128	6,635
10	317	6,128	6,445
11 +	526	183,831	184,357
Total	\$21,537	\$245,111	\$266,648



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,703	5,014	8,717
2	3,563	5,014	8,577
3	2,534	5,014	7,548
4	1,986	5,014	7,000
5	1,589	5,014	6,603
6	1,416	5,014	6,430
7	1,063	5,014	6,077
8	662	5,014	5,676
9	415	5,014	5,429
10	259	5,014	5,273
11 +	430	150,407	150,837
Total	\$17,620	\$200,547	\$218,167



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

Maximum value of \$10,653 + Minimum value of \$8,717 divided by two = \$9685 worth of indicative tax benefits.

THE NEXT STEP: EXPRESSION OF INTEREST

THE
CAMERON BIRD
GROUP

'Your Property Partners Australasia'



**SECURE THIS INVESTMENT BY
FILLING OUT THE 'EXPRESSION OF INTEREST' FORM AND EMAILING IT TO: info@cameronbird.com.au**

Buyer/s Full Name/s:			
Address:			
Phone:	(h)	(w)	
	(f)	(m)	
E-Mail:			

I/We hereby request contracts to be issued to purchase an apartment in: 28 HINLEY AVENUE

Lot No.	_____ Initial Deposit: <u>\$1000</u>		
Lot Price:	\$_____	Balance Deposit Method: Cash Deposit / Cheque / Bank Guarantee	
Name of Solicitors firm:			Contact Name: _____
Solicitors Mailing Address:			
Phone:		Mobile:	

This Expression of Interest is not binding on the buyer or the seller of the development. Should completed Contracts of Sale not be received by The Cameron Bird Group within a reasonable time of the buyer receiving the contracts which have been requested, then the property will be placed back on the open market and any deposit monies refunded.

Owner Occupier or Investor?			
Is the Buyer a foreign person?		Is the Buyer FIRB eligible?	
Any Special Request:			
Dated this:		day of	2018
Agent:		Agency:	The Cameron Bird Group

**\$1000 (REFUNDABLE)
HOLDING DEPOSIT DETAILS:**

TO BE ADVISED

JACK BIRD'S ENDORSEMENT

THE
CAMERON BIRD
GROUP

'Your Property Partners Australasia'



JACK BIRD
OWNER / LICENSEE
THE CAMERON BIRD GROUP



May 15th, 2018

GROWTH SUBURB

Maroochydore has powered ahead with capital growth in both the housing and unit market as shown on Page 27 of this information pack for quite some time. However, with the unique event of an introduction of a new central business district, this will in effect, reset or rewind the property clock for the suburb of Maroochydore, making it primed for even more growth. Maroochydore itself has so much more to offer than just the new CBD, we don't have time to go into the current \$400 million dollar expansion the Sunshine Plaza shopping centre (located 800m away from our release) or the pristine beaches just a few minutes drive away or simply the fact.. what else can you buy at such value with a price point of just \$452,900 in Australia?

- Boutique Townhouse Development of Nine (five remaining)
- Affordable Entry Price
- In-Fill Area
- Job and Economy Infrastructure Growth Drivers
- High Demand / Low Vacancy Rates
- Only one other Townhouse development on the market (starting \$30,000 more expensive)

It's all very exciting for investors and Sunshine Coast residents as new developments arise. You never know whats around the corner and with that being said, I'll leave you with this headline from the 'Brisbane Times' dated the 18th April, 2018:

"A high-tech city centre being built on Queensland's Sunshine Coast will offer part of its 58-hectare site to Google Australia as a possible new headquarters."

As always, I thank you for your patronage. In any matters of investment, be pro-active, call us on (07) 3871 2500, we look forward to hearing from you.

Kind Regards,

JACK BIRD
0432 687 677
OWNER / LICENSEE
THE CAMERON BIRD GROUP