

INVESTMENT OUTLOOK



carseldine
gardens

Prime
location
12.5km to
CBD



Established
property out-
performing
the
market



Average rental
yield above
6%



SEPTEMBER 2016



Carseldine Railway Station

Less than 1km away, this station is on the Caboolture line with services to and from the CBD running every 15 mins in peak hour.

Westfield Chermside

5.5km to Queensland's largest shopping centre, the fourth largest in Australia, covering 151,900sqm with an annual turnover of \$874.3 million and currently undergoing a multi million redevelopment.

Prime location 12.5km to the Brisbane CBD in an established suburb and an abundance of employment opportunity are key drivers for Carseldine's continued growth.

Prince Charles Hospital and Holy Spirit Northside Private Hospital

Just 6.5km away, Prince Charles is a 630 bed major tertiary referral hospital and is Queensland's premier cardiac centre, employing about 3,500 staff. Located on the same campus, Holy Spirit Northside Private Hospital has a current capacity of 227 beds and employs around 650 staff.

Brisbane CBD

Located 12.5km to the North, accessible via Gympie Road, the Northern Busway and the Clem & and Airport Link tunnels, Brisbane CBD housed 171,396 jobs in 2014, forecast to increase by around 50,000 to 222,178 by 2031

Aspley Hypermarket

Located 3km away this community shopping centre is anchored by Coles, Kmart and Aldi with over 60 specialty stores.

Carseldine Central

Just 1.5km away and easily accessible from Beams Road, this local shopping centre is anchored by Woolworths with specialty stores and a thriving cafe culture.



Carseldine Market Review

RESIDENTIAL UNITS

Carseldine is one of Brisbane's most established suburbs and continued investment in the region has driven population growth and subsequently an increasing demand for units in the Carseldine residential catchment.

This has resulted in an average median unit sale price growth of over 5% according to CoreLogic RPData. The median unit sale price was \$403,000 at August 2016.

The average unit price at Carseldine Gardens is \$302,000.

The majority of unit transactions within the Carseldine catchment are older established product, which is well accepted by the local market, and affordability is a key driver for investors in the Carseldine unit market.

RENTAL MARKET

Carseldine is showing strong demand for rental properties with listing data recording limited apartments available for rent when compared to the number of people looking for rental properties.

The rental yield for units in Carseldine was 5.1% based on the 12 months to August 2016. **The average rental yield for units at Carseldine Gardens is 6.07%.**

Listing data also indicates that older established properties are attracting rents that are on par with new and near-new one and two bedroom units in the Carseldine residential catchment. New and near-new units are renting for approximately \$268 - \$380 per week, whilst older established units are achieving \$215 - \$380 per week.

Carseldine Gardens is currently achieving rents from \$310 - \$430 per week.

CARSELDINE GARDENS CATERS SPECIFICALLY TO BRISBANE'S FASTEST GROWING RENTAL MARKET

There is growing demand from this demographic for rental options within the Carseldine area, supported by an ageing population who has a pronounced low income profile.

Recent research by property economists MacroPlan Dimasi indicates that 54% – more than half - of all northern Brisbane residents do not have sufficient superannuation for their future, which has led to and will continue to drive strong demand for rental options.

Carseldine Gardens is perfectly positioned to capture this growing market.

Carseldine Gardens offers professional onsite management targeted specifically to a seniors rental market. This has led Carseldine Gardens achieving a strong rental history that outperforms the local catchment. **Carseldine Gardens is currently achieving rents from \$310 - \$430 per week with an average rental yield of 6.07%.** The average length a tenant stays at Carseldine Gardens is 4.5 years, indicating strong acceptance of the project from the target market.