



JACK BIRD OWNER / LICENSEE THE CAMERON BIRD GROUP

FROM THE DESK OF JACK BIRD

How much value can you squeeze into an investment purchase of \$485,000 without sacrificing location or build quality? In order to achieve growth or equity, supply must outstrip demand but the property itself, must also fit the needs of the person creating that demand. You can have one hundred people wishing to live in an area and a supply of eighty residences but if the product itself is not what people are after or need, they will go elsewhere. With our latest release, you get it all and at an affordable price with high growth potential. And even though this is categorised as 'investment stock', when you read the inclusions list and see the photos, you will see it will appeal to owner occupiers.

- PRESTIGIOUS 3 BEDROOM + MULTI-PURPOSE ROOM + 2.5 BATHROOM + DLUG townhouses
- TOTAL IN-FILL CENTRAL GOLD COAST SUBURB OF ARUNDEL
- 850m TO A GOLD COAST LIGHT RAIL STATION
- CONSTRUCTION COMPLETION APPROACHING!
- \$5,600 WORTH OF INCENTIVES EXCLUSIVE TO THE CAMERON BIRD GROUP

4 bedroom houses in the area start from \$600,000 and are not even on large land lots. Here we have 3 bedroom plus a multi-purpose room (which in most cases is bigger than the already oversized bedrooms) plus bathrooms on each level AND a DLUG. Even getting investment stock with a 3 bedroom townhouse with a DLUG is not a regular occurrence.

Are you in the market and considering an investment purchase? Then put this recommendation to the test.

The development is already approaching completion so a perspective tenant can move in and you can start getting a return right away. This is the last major development in Arundel. This IS a centrally located Gold Coast suburb, just 8km to the broadwater and with a light rail station within walking distance, it put's all of the coasts lifestyle within a short commute.

With complete confidence of a stand out opportunity, contact The Cameron Bird Group to discuss how this could fit into your investment portfolio by calling: (07) 3871 2500 or emailing: info@cameronbird.com.au

JACK BIRD 0432 687 677

OWNER / LICENSEE
THE CAMERON BIRD GROUP



THE CAMERON BIRD GROUP 'PROPERTY INFORMATION PACK'

WHAT ARE YOUR INVESTMENT OPTIONS AT \$485,000?

The Cameron Bird Group is proud to present 'Arundel Springs Residences' - A contemporary collection of townhouses custom designed for this picturesque parkland setting. Developed after a long-term process of customer feedback, homes in this collection feature 3 bedrooms, open plan living/dining spaces, a covered alfresco style entertaining area, a multi-purpose room, 2.5 bathrooms and a host of premium finishes to deliver the ultimate in low maintenance living. Arundel Springs is an ideal recreational location with its own interactive park spaces, walking tracks and bike paths. Bushland picnic areas are linked via footpaths and cycle tracks, connecting Arundel Springs to the natural surrounds. Arundel Springs is a stand-out investment opportunity at this price range for an investor looking at adding to, or starting a sound investment portfolio. Once you have read this information pack, contact us with your queries on (07) 3871 2500. or email info@cameronbird.com.au



INVESTMENT VALUE AND GROWTH





QUICK FACTS: 10 Vale Avenue, Arundel QLD 4214

Stage 1 - 6: House and Land (SOLD OUT) Rental Yields: 5.58% rental yield*

CASH FLOW POSITIVE: Stage 8: Prestigious Townhouses \$7,257 p.a*

2 Years Body Corporate Fees Incentives: Price Range: \$485,000 - \$535,000

Configuration: 3 BED | 2.5 BATH | DLUG + MULTI-PURPOSE ROOM

^{*} 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.



WE'VE UPGRADED OUR PROPERTY INFORMATION PACKS!

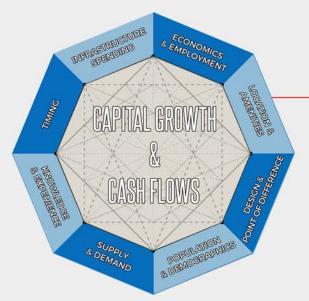


50 POINT METHODOLOGY





IN-DEPTH
INVESTMENT REPORTS







INVESTMENT PROPERTY CALCULATOR







*UPDATED TO 2019/2020 TAX TABLES



THE GOLD COAST

The Gold Coast is a coastal city in the Australian state of Queensland, approximately 66 kilometres (41 mi) south-southeast of the state capital Brisbane and immediately north of the border with New South Wales. With an estimated 2018 population of 606,000. The Gold Coast is the sixth-largest city in Australia, making it the largest non-capital city, and Queensland's second-largest city.



Today, the Gold Coast is a major tourist destination with its sunny subtropical climate and has become widely known for its surfing beaches, high-rise dominated skyline, theme parks, nightlife, and rainforest hinterland. The city is part of the nation's entertainment industry with television productions and a major film industry. The city hosted the 21st Commonwealth Games which ran from the 4th to 15th April 2018.











LOCAL GOVERNING AUTHORITY





Gold Coast Mayor Councillor Tom Tate

Gold Coast Council City Vision:

The Gold Coast is known for its lifestyle. We have an enviable temperate climate and an amazing natural environment, boasting world-renowned beaches and a majestic hinterland, all of which produce a city that is uniquely Gold Coast.

'Inspired by lifestyle. Driven by opportunity.' reflects this passion for our city.

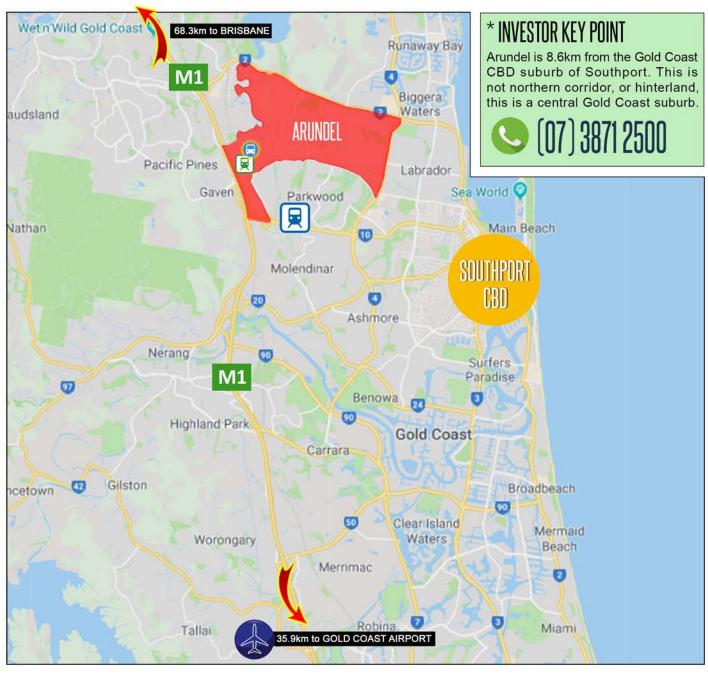
The City Vision has three themes:

- the best place to live and visit
- prosperity built on a strong diverse economy
- people contribute to a strong community spirit.

The City of Gold Coast is actively working towards our City Vision through the implementation of Gold Coast 2020, the City Plan and key strategies for the City.



SUBURB AND ACCESSABILITY MAP



ACCESSABILITY SUMMARY:



= 8.6km to the Gold Coast CBD (Southport)



= 850m to Parkwood LIGHT RAIL Station



= 35.9km to The Gold Coast Airport



= 3.6km to nearest Heavy Rail Station (Parkwood)



= 500m to nearest bus station

DEVELOPMENT SUBURB: ARUNDEL GOLD COAST C.B.D: SOUTHPORT

Southport is the Gold Coast's Central Business District (CBD), and has played a pivotal role on the Gold Coast and in South East Queensland for more than a century. It was one of the first coastal resort towns in the region, later becoming the administrative and commercial centre of the Gold Coast. Arundel is a mere 8.6km to this CBD area, with the installation of a light rail station 850m from the development, the whole of the Gold Coast is at a tenants doorstep.





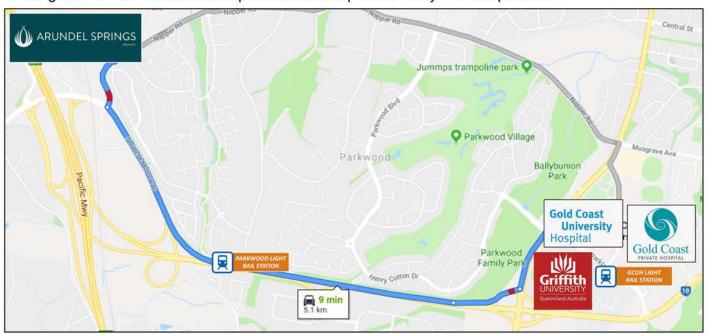
AMENITIES WITHIN A WALK OR SHORT DRIVE

Arundel Springs is a development totally surrounded by natural beauty. Bordered and enclosed by two conservation areas: Coombabah Lakelands Conservation Area and the Greenview Park Conservation Parkland and on top of this, a man made Wetland Parkland space. It's an integral part of the estates prestigious presentation yet within a few short minutes drive, you have all your neccessary retail needs or the light rail station to take you out to your next destination.



HEALTH SERVICES

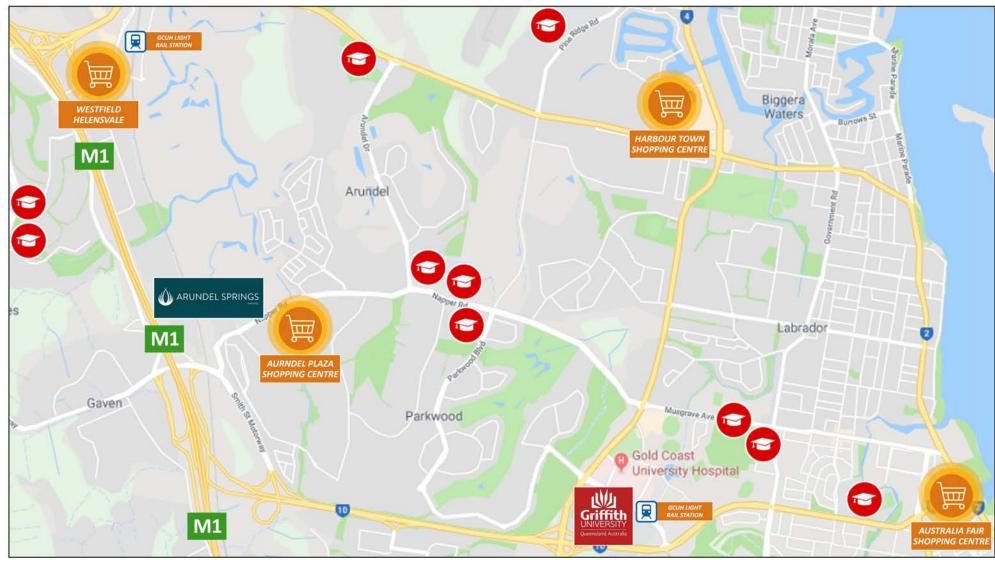
Apart from the local medical centre in the Arundel Plaza shopping centre, both the Gold Coast University Hospital and Gold Coast Private Hospital are just 5.1km's away. Both hospitals offer great health services but are also major employment hubs. A light rail station is directly out front of both of these hospitals too making a commute from the development to the hospitals an easy and fast process.





RETAIL AND EDUCATIONAL FACILITIES MAP





Arundel has a Coles anchored shopping centre within 1.3km but also three major regional shopping centres all within a 10km radius. Both Westfield Helensvale and Southport's Australia fair are light rail accessible with stations out front of their centre premises. Naturally with Arundel's enviable position, there are a multitude of schools again within a 10km radius, but also of most note, Griffith University Campus within 5km's and Gold Coast Tafe within 8km. All school,university and retail centres are also good employment hubs.



WORLD FAMOUS LIFESTYLE

It is no secret that The Gold Coast offers some of the best lifestyle options of the nation. What we would like to emphasise is how much Arundel Springs development offers a scenic escape from all of the hustle and bustle in it's own unquue way. With its walking tracks and bike paths, interactive park spaces with exercise & play zones, Arundel Springs is the perfect place to live an active and healthy lifestyle. Bushland picnic areas are linked by paths connecting you to nature and the first park is already open and ready to enjoy.









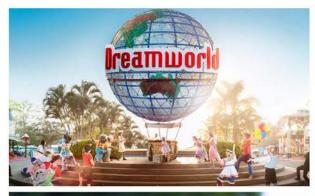






















POPULATION STATISTICS

606,774

ABS Estimated Resident Population 2018

Official numbers from the Queensland treasury statisticians office in 2018 show the Gold Coast is not only here to stay, but in fact boom in population. The 2015 projections forecast that 621,751 people will be living in the region by 2021 but the latest prediction says there is likely to be 642,198 residents. That is a large increase. A 2041 projection 'high' forecast has the population at over 1,000,000 residents. This is great to know for investors who still have the Gold Coast as a purely tourism support economy.

Table 1 Projected population, ten largest LGAs^(a), Queensland, at 30 June

w Medium High — number —
— number —
9,841 1,551,149 1,635,343
1,416 943,686 1,076,192
9,626 690,602 750,214
2,691 557,649 644,677
2,450 554,327 614,918
2,160 518,004 578,762
3,722 282,281 313,315
6,548 236,593 269,48
7,121 204,332 223,15
2 2 3

⁽a) Ranked according to the medium series projected population in 2041.

Table 2 Projected population change, ten largest growing LGAs^(a), Queensland, 25 years to 30 June 2041

	F	Projection series					
LGA	Low	Medium	High				
	— number —						
Brisbane (C)	295,626	366,934	451,128				
Gold Coast (C)	254,498	366,768	499,274				
lpswich (C)	282,568	357,526	444,554				
Moreton Bay (R)	201,313	252,289	311,901				
Logan (C)	188,665	240,542	301,133				
Sunshine Coast (R)	158,771	214,615	275,373				
Townsville (C)	61,664	90,223	121,257				
Cairns (R)	44,097	74,142	107,030				
Mackay (R)	20,212	40,577	61,174				
Redland (C)	32,305	40,444	50,001				

⁽a) Ranked according to medium series projected population growth between 2016 and 2041.

Sources: Queensland Government population projections, 2018 edition data and ABS 3235.0

2016 576,918 2021 642,198 2026 693,580 2031 741,440 2036 787,392 2041 Low 831,416 Medium 943,686 High 1,076,192

QUEENSLAND TREASURY



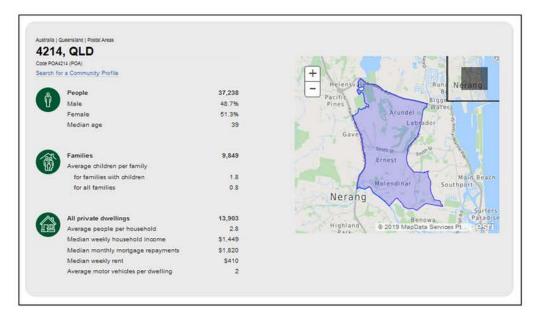


www.abs.gov.au

QUEENSLAND POSTCODE CATCHMENT: 4214 Arundel, Ashmore, Molendinar, Parkwood

SUBURB DEMOGRAPHICS

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.



INCOME / RENT AND MORTGAGE MEDIANS:

Median individual income is \$617 per week
Median household income is \$1449 per week
The median rent in Arundel is \$410 per week

The median mortgage repayment is \$1820 per month

People St. 3 Male # Fernale

HOME OWNERSHIP:

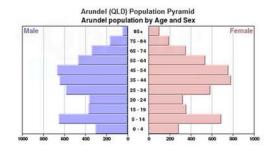
28.2% of homes are fully owned.

37.8% of homes under a home loan mortgage.

30.0% of homes are rented

4.0% not stated.







PARKWOOD LIGHT RAIL STATION

Stage 2 of the Gold Coast Light Rail established a light rail-heavy rail connection through a 7.3-kilometre extension from the existing northern terminal at Gold Coast University Hospital to the regional passenger rail network at Helensvale Station. The Stage 2 extension includes three new stations, two park 'n' ride facilities and four new trams.

The Stage 2 extension was delivered as a public-private partnership between the Queensland Government, the Australian Government, the City of Gold Coast and the existing operator GoldLinQ.

The City's Transport Strategy supports the future expansion of the light rail network, as well as wider improvements to public transport across the Gold Coast.

More future plans & extension information, visit: http://www.goldcoast.qld.gov.au/rapid-transit-6004.html

STAGE 2 OPENED DECEMBER 2017 IN TIME FOR THE GOLD COAST 2018 COMMONWEALTH GAMES.





* INVESTOR KEY POINT

The light rail access within walking distance of the development has so much value to the investor that it must be reiterated. It literally opens accessability to the majority of the Gold Coast including all of the world famous shore lines. Not just as station stops for employment hubs but all the retail, health, educational and lifestyle that each suburb has to offer. Then around the clock, return at will to the prestigue of the development and its surroundings.



(07)38712500





HELENSVALE HEAVY RAIL (w/ LIGHT RAIL LINK)

Four months before the 2018 Commonwealth Games began on the Gold Coast, the Gold Coast light rail network connected to the main heavy rail line running to Brisbane! Further to the outlined benefits of the Gold Coast Light Rail on the prior page, this link has been an absolute game changer for the Gold Coast linking any light station suburb accessability with the heavy rail line commute to Brisbane and beyond without the use of private transportation.





RIPPLE EFFECT

From the new facilities built for the 2018 Commonwealth Games to major infrastructure spends in both the centre and northern corridor. The whole Gold Coast has vastly out grown the stigma of simply a tourist driven economy through diversification, private and public infrastructure spending and strong population migration.





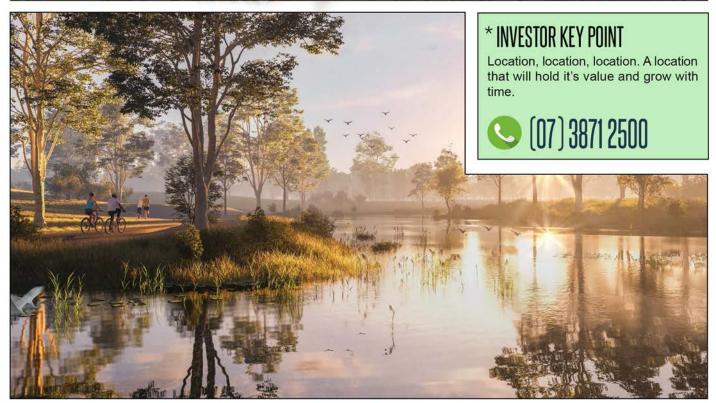
IN-FILL LOCATION

* INVESTOR KEY POINT

Stages 1 - 6 are House and Land packages, mostly already constructed, this estate is close to land locked already.

This really is a pristine area with high quality investment opportunities. It's obvious as soon as you enter the estate this is something special and not a run of the mill location, especially for this price point. The estate map is placed on top of this aerial photo to show once this development is complete, this area will be a total in-fill area. That makes it a Gold Coast central suburb, in-fill location with proximity to a light rail station.





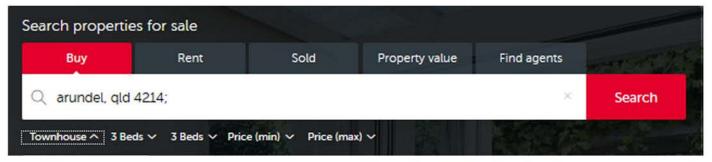
Arundel Springs is a great place to live an active and healthy lifestyle. It contains walking and bike paths, interactive park spaces with exercise and play zones aswell as bushland picnic areas all linked by paths connecting you to nature.

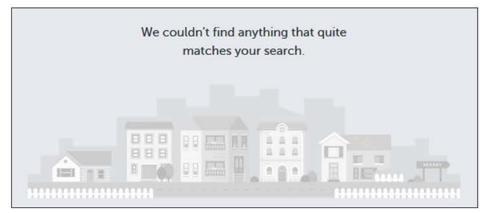




SALES COMPARISONS - 3 BED / 2.5 BATH / DLUG + MPR

When doing sales comparisons, it has to be 'Apples with Apples'. Configuration plus square meterage. We start off with a basic search under 'TOWNHOUSE' 3 BED / 2 BATH / DLUG and 'NEW"... no results (There is no Multi-Purpose Room filter or 2.5 BATH option in the filter section) By clicking 'established', it brings up 3 results. All are falesly reporting that they have two car spaces, they all have just one. Besides looking like 20+ year old builds, they are also half the size or barely over. Conclusion is that there is no supply of townhouses as unique as this and this is without even going into further detail and including the high quality inclusions list Modern houses or newly built 'HOUSES' are all \$600k plus on land lots of around 375sqm, with possibly no MPR.





SUPPLY = 0 Comparable supply = 0













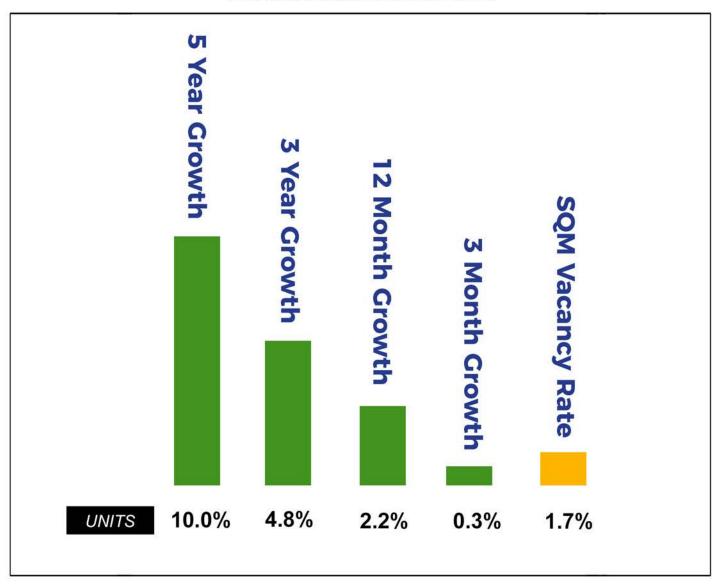








Postcode catchment of: 4214



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.



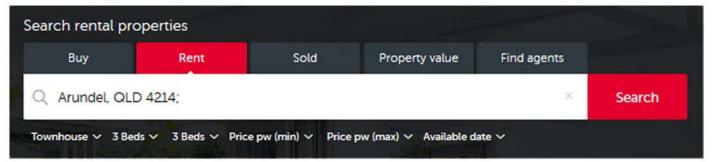


1.7% SQM VACANCY RATE

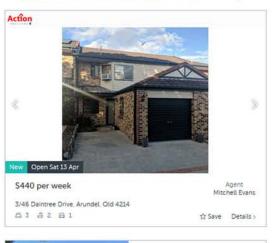


RENTAL COMPARISONS - 3 BED / 2.5 BATH / DLUG + MPR

When simply inputting 'Townhouse', 3 BED min and 3 BED max, keeping it very broad, either NEW or established, in the total suburb of Arundel, there are just 5×3 bedroom townhouses for rent... zero comparable. When changing the configuration to 'House', it brings up 11 in total, 8 of which are $3 \mid 2 \mid 2$ but older builds.



TOWNHOUSE SUPPLY = 5 COMPARABLE SUPPLY = 0







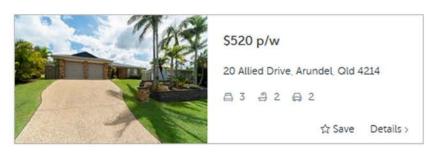


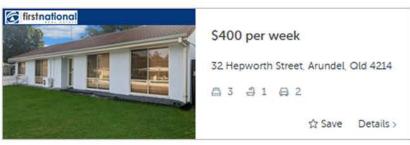


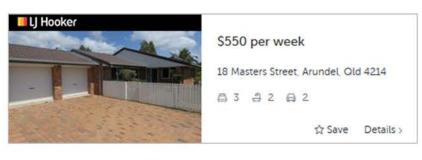
39/24 Amsonia court. Arundel. Old 42...

Save Details

HOUSE SUPPLY = 11Comparable supply = 0









\$510 per week

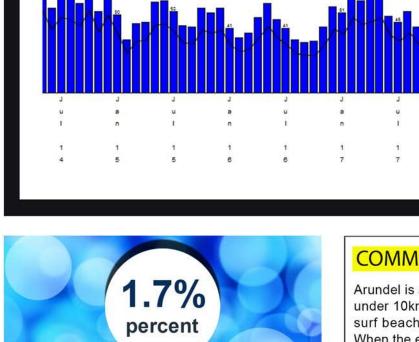
24 Melbourne Road, Arundel, Qld 4214

A 3 A 1 A 2

☆ Save Details >

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.









number of vacancies

- vacancy rate

COMMENTS:

Arundel is a centrally located Gold Coast suburb, under 10km to the broadwater and world famous surf beaches, accessable by a light rail station. When the estate is completed it will be a complete in-fill location so we project the vacancy rates to remain tight, especially for this prestigious development.



ECONOMIC PROFILE - GOLD COAST CITY

The Gold Coast economy has diversified a great deal in the last decade and by all reports, both public and private infrastructure spending has had a very positive effect on the Gold Coast economy. This is best summarised below by Gold Coast Central Chamber of Commerce President Martin Hal.

Gold Coast City's Gross Regional Product is estimated at \$35.24 billion, which represents 11.1% of the state's GSP (Gross State Product).

"





Gold Coast economy riding crest of wave

Posted by Gold Coast Central Chamber of Commerce President Martin Hall 11th January, 2019

www.goldcoastcentralchamber.com.au

The Gold Coast economy continues to outperform other parts of Queensland and Australia as it emerges as an economic powerhouse. Gold Coast Central Chamber of Commerce president Martin Hall said the city now accounted for one in every 10 Queensland jobs and that there were now more than 300,000 workers in the region.

"The Gold Coast's economic performance stands in stark contrast to other parts of the State where growth remains subdued in some areas and non-existent in other," said Mr Hall.

"The Gold Coast is well above the national average in key indicators. Gross regional output has increased by 30 per cent, more than 300,000 people work on the coast and an infrastructure pipeline complements a narrative that is broadly positive for the region.

The Gold Coast's gross regional product grew 3.7 per cent in 2018 to \$35.3 billion according to research conducted by the Chamber of Commerce and Industry Queensland and it continues to see diversification in industries such as exports, manufacturing, and education.

Chamber of Commerce and Industry Queensland (CCIQ) chief economist Dr Marcus Smith said the near-term prospects for the region centred around population growth, infrastructure and accompanying capital inflows.

"There are obvious positive signs around the local economy but challenges of population growth and how policy makers plan the future are key considerations for our members," Dr Smith said. Mr Hall said the completion of the third stage of the light rail and the upgrade to the M1 were key infrastructure priorities for members whilst the prospect of having a very fast train connection to Brisbane was now being taken up by councils in South East Queensland.

Source: https://www.goldcoastcentralchamber.com.au/blog/gold-coast-economy-riding-crest-of-wave





EMPLOYMENT OVERVIEW - GOLD COAST CITY

The Gold Coast by state and nation wide comparison is doing very well in both job growth and job placement. The latest figures available are from December 2018 and has the Gold Coast at a low 4.3% unemployment.

GOLD COAST UNEMPLOYMENT RATE

4.3%

QUEENSLAND UNEMPLOYMENT RATE

6.2%

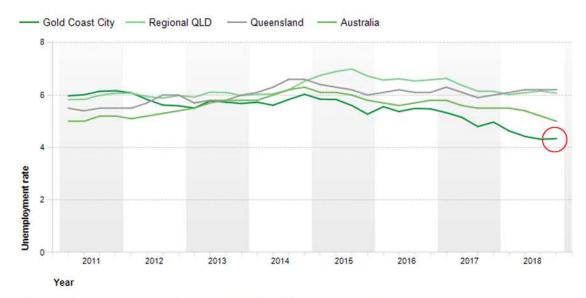
AUSTRALIAN UNEMPLOYMENT RATE

5.0%

In the 2018 December quarter, the unemployment rate in Gold Coast City was 4.34%.

"

DECEMBER 2018 UNEMPLOYMENT RATE



Source: Australian Bureau of Statistics, Labour force survey, catalogue number 6202.0, and Department of Employment, Small Area Labour Markets, December 2018. Compiled and presented in economy.id by .id the population experts.



OUARTERLY UNEMPLOYMENT RATE 2018

	Gold	d Coast	Regional QLD	Queensland	Australia	
Quarter	Unemployed people	Local resident workers	Unemploym- ent rate %	Unemploym- ent rate %	Unemploym- ent rate %	Unemploym- ent rate %
2018						<u> </u>
December	14,930	343,971	(+4.34)	+6.07	(+6.20)	+5.00
September	14,603	338,295	+4.32	+6.15	+6.20	+5.20
June	14,882	336,509	+4.42	+6.09	+6.20	+5.40
March	15,400	332,515	+4.63	+6.02	+6.10	+5.50



DEVELOPMENT / CONSTRUCTION TIMING

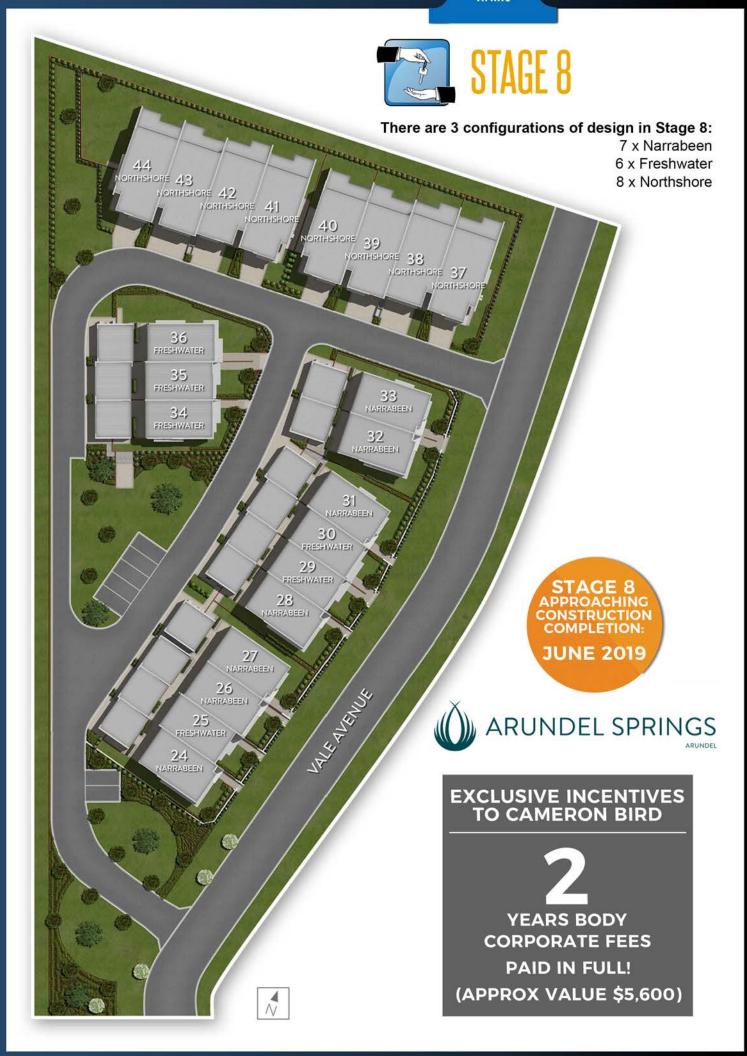
Google satellite images are very outdated and show this area during the earthworks stage. Facts are that land is almost all purchased with a massive percentage of owner occupiers over investors.

Stage 1 - 6: House and Land Configuration

Stage 7 - Townhouses (SOLD OUT)

Stage 8 - Available now and approaching completion.







STAGE 8 : PRICE AND AVAILABILITY



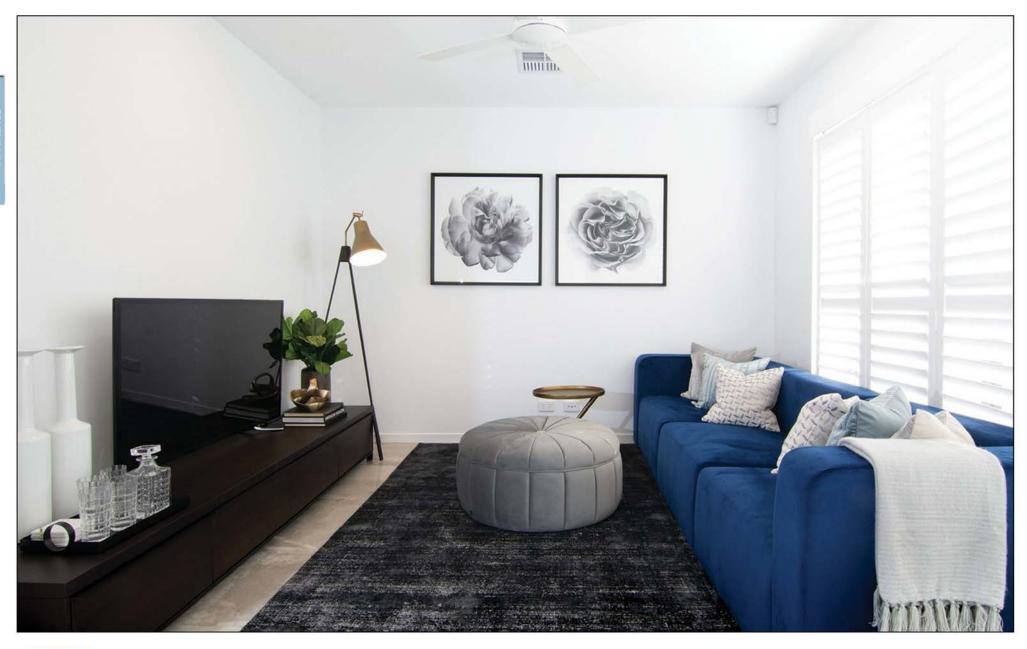
To reserve your preferred Lot, utilise the 'Electronic EOI' within this form or call us on (07) 3871 2500. To find out the total courtyard exclusive use area for each lot, contact The Cameron Bird Group on the number above.

Stage	Address	Property Type	Property Name	BED	BATH	GARAGE	BUILD SIZE	Total Courtyard:	Land Title Registration	Construction Status	Price	Status:
Arundel Springs Stage 8	Lot 24, 10 Vale Avenue, Arundel	Townhouse	Narrabeen (Mirrored)	3 + MPR	2.5	DLUG	190.32	Call Cameron Bird	Jun-19	Approaching Completion	\$510,000	Available
Arundel Springs Stage 8	Lot 25, 10 Vale Avenue, Arundel	Townhouse	Freshwater	3 + MPR	2.5	DLUG	169.30	Call Cameron Bird	Jun-19	Approaching Completion	\$490,000	Available
Arundel Springs Stage 8	Lot 26, 10 Vale Avenue, Arundel	Townhouse	Narrabeen (Mirrored)	3 + MPR	2.5	DLUG	189.20	Call Cameron Bird	Jun-19	Approaching Completion	\$505,000	Available
Arundel Springs Stage 8	Lot 27, 10 Vale Avenue, Arundel	Townhouse	Narrabeen	3 + MPR	2.5	DLUG	191.50	Call Cameron Bird	Jun-19	Approaching Completion	\$510,000	Available
Arundel Springs Stage 8	Lot 28, 10 Vale Avenue, Arundel	Townhouse	Narrabeen (Mirrored)	3 + MPR	2.5	DLUG	190.60	Call Cameron Bird	Jun-19	Approaching Completion	\$510,000	Available
Arundel Springs Stage 8	Lot 32, 10 Vale Avenue, Arundel	Townhouse	Narrabeen (Mirrored)	3 + MPR	2.5	DLUG	190.30	Call Cameron Bird	Jun-19	Approaching Completion	\$510,000	Available
Arundel Springs Stage 8	Lot 33, 10 Vale Avenue, Arundel	Townhouse	Narrabeen	3 + MPR	2.5	DLUG	190.70	Call Cameron Bird	Jun-19	Approaching Completion	\$510,000	Available
Arundel Springs Stage 8	Lot 35, 10 Vale Avenue, Arundel	Townhouse	Freshwater	3 + MPR	2.5	DLUG	169.50	Call Cameron Bird	Jun-19	Approaching Completion	\$485,000	Available
Arundel Springs Stage 8	Lot 39, 10 Vale Avenue, Arundel	Townhouse	Northshore	3 + MPR	2.5	DLUG	205.50	Call Cameron Bird	Jun-19	Approaching Completion	\$525,000	Available
Arundel Springs Stage 8	Lot 40, 10 Vale Avenue, Arundel	Townhouse	Northshore	3 + MPR	2.5	DLUG	207.50	Call Cameron Bird	Jun-19	Approaching Completion	\$535,000	Available
Arundel Springs Stage 8	Lot 42, 10 Vale Avenue, Arundel	Townhouse	Northshore MR	3 + MPR	2.5	DLUG	205.60	Call Cameron Bird	Jun-19	Approaching Completion	\$525,000	Available
Arundel Springs Stage 8	Lot 43, 10 Vale Avenue, Arundel	Townhouse	Northshore MR	3 + MPR	2.5	DLUG	205.70	Call Cameron Bird	Jun-19	Approaching Completion	\$525,000	Available

EXCLUSIVE INCENTIVES TO CAMERON BIRD

2

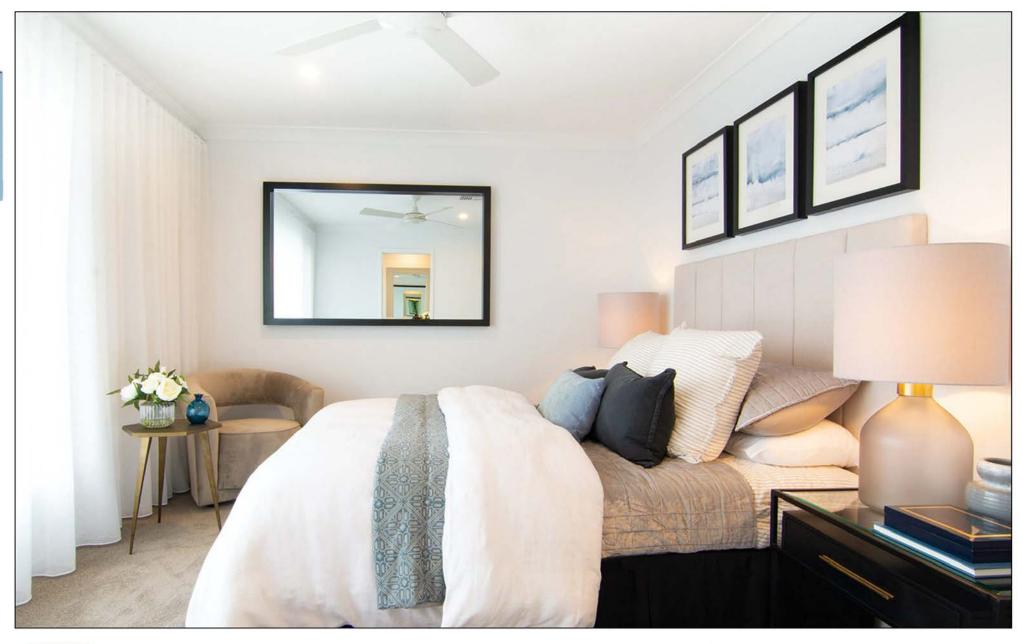
YEARS BODY
CORPORATE FEES
PAID IN FULL!
(APPROX VALUE \$5,600)





INTERIOR VISUALISATION



















INTERIOR VISUALISATION







INTERIOR VISUALISATION



BODY CORPORATE SCHEDULE



ARUNDEL SPRINGS

Schedule of Proposed Contributions (Incl. GST) - Stage 2 - Year 1 Only

11.10.18

LOT NO.	Contribution Schedule Lot Entitlement	Caretaker's Fees (included in Administration Fund Total)	Body Corporate Management Fees (included in Administration Fund Total)	Utility Administration Fees (Included in Administration Fund Total)	Interest Schedule Lot Entitlement	Building Insurance Contribution (included in Total Per Year)	Administration Fund (Included in Total Per Year)	Sinking Fund (Included in Total Per Year)	Total Per Lot Per Year	Amount Per Lot Per Week
1	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
2	100	\$1,246.30	\$283.13	\$104.50	227	\$303.88	\$1,911.37	\$584.53	\$2,799.78	\$53.84
3	100	\$1,246.30	\$283.13	\$104.50	227	\$303.88	\$1,911.37	\$584.53	\$2,799.78	\$53.84
4	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
5	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
6	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
7	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
8	100	\$1,246.30	\$283.13	\$104.50	227	\$303.88	\$1,911.37	\$584.53	\$2,799.78	\$53.84
9	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
10	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
11	100	\$1,246.30	\$283.13	\$104.50	222	\$297.19	\$1,911.37	\$584.53	\$2,793.09	\$53.71
12	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
13	100	\$1,246.30	\$283.13	\$104.50	231	\$309.24	\$1,911.37	\$584.53	\$2,805.14	\$53.94
14	100	\$1,246.30	\$283.13	\$104.50	231	\$309.24	\$1,911.37	\$584.53	\$2,805.14	\$53.94
15	100	\$1,246.30	\$283.13	\$104.50	231	\$309.24	\$1,911.37	\$584.53	\$2,805.14	\$53.94
24	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
25	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
26	100	\$1,246.30	\$283.13	\$104.50	227	\$303.88	\$1,911.37	\$584.53	\$2,799.78	\$53.84
27	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
28	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
29	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
30	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
31	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
32	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
33	100	\$1,246.30	\$283.13	\$104.50	229	\$306.56	\$1,911.37	\$584.53	\$2,802.46	\$53.89
34	100	\$1,246.30	\$283.13	\$104.50	220	\$294.51	\$1,911.37	\$584.53	\$2,790.41	\$53.66
35	100	\$1,246.30	\$283.13	\$104.50	218	\$291.83	\$1,911.37	\$584.53	\$2,787.73	\$53.61
36	100	\$1,246.30	\$283.13	\$104.50	222	\$297.19	\$1,911.37	\$584.53	\$2,793.09	\$53.71
37	100	\$1,246.30	\$283.13	\$104.50	240	\$321.29	\$1,911.37	\$584.53	\$2,817.19	\$54.18
38	100	\$1,246.30	\$283.13	\$104.50	236	\$315.93	\$1,911.37	\$584.53	\$2,811.83	\$54.07
39	100	\$1,246.30	\$283.13	\$104.50	236	\$315.93	\$1,911.37	\$584.53	\$2,811.83	\$54.07
40	100	\$1,246.30	\$283.13	\$104.50	240	\$321.29	\$1,911.37	\$584.53	\$2,817.19	\$54.18
41	100	\$1,246.30	\$283.13	\$104.50	240	\$321.29	\$1,911.37	\$584.53	\$2,817.19	\$54.18
42	100	\$1,246.30	\$283.13	\$104.50	236	\$315.93	\$1,911.37	\$584.53	\$2,811.83	\$54.07
43	100	\$1,246.30	\$283.13	\$104.50	236	\$315.93	\$1,911.37	\$584.53	\$2,811.83	\$54.07
44	100	\$1,246.30	\$283.13	\$104.50	240	\$321.29	\$1,911.37	\$584.53	\$2,817.19	\$54.18
TOTALS	3600	\$44,866.80	\$10,192.60	\$3,762.00	8217	\$11,000.00	\$68,809.40	\$21,043.00	\$100,852.40	\$1,939.47

The Cameron Bird Group has exclusive incentives for our valued members.

The Cameron Bird Group will pay the body corporate fees for 2 years to the value of \$5,600 and as always, if you fly up to see the site and continue with the purchase, The Cameron Bird Group will also cover your domestic flight in full.

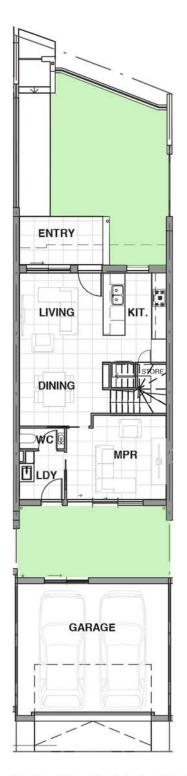




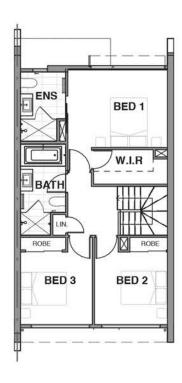
F	R	E	S	Н	W	Α	T	Ε	R
LI	VIN	G					12	5.4	m²
G	ARA	GE					3	7.2	m²
E١	NTR	Y					(5.9	m²
GI	RAN	ID 1	ОТ	AL			16	9.5	m²

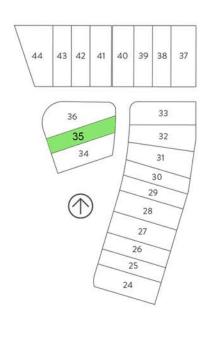
STAGE 8

PRICE: \$485,000









* INVESTOR KEY POINTS

- * Owner occupier level of inclusions including DUCTED air conditioning
- * Multi-Purpose Room even bigger than the already large 2nd and 3rd bedroom
- * Main bedroom has large walk-in-wardrobe and an ensuite
- * 2.5 bathrooms (giving each level an access)
- * DLUG 3 bedroom investment stock with a DLUG is rare
- * A spacious front yard and and a backyard!



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RENTAL APPRAISAL: LOT 35, FRESHWATER





17/05/2019

Dear Deb

CURRENT RENTAL APPRAISAL - Lot 35 Vale Avenue - Freshwater

Thank you for the opportunity to appraise this lifestyle property.

In my *opinion* as an Asset Manager, I believe you would achieve a weekly rent between \$500 and \$520.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

We believe the positive points of the property to be:

- Quality built property in beautiful complex
- Lavish living areas with large formal lounge room
- Stylish kitchen with walk in pantry
- 3 Oversized bedrooms, master with walk in robe and ensuite
- Exquisite finish
- Air conditioning and double glazing
- Rear loaded double lock up garage on remote

If you have any questions, please do not hesitate in contacting me.

Kindest Regards

Jameson

Samara Bedwell Managing Director

MacWell Property Management PO Box 1167, Capalaba QLD 4157 Phone: 07 3180 3209 www.macwell.com.au service@macwell.com.au ABN: 97 605 951 988



2019 - 2020 TAX TABLES





\$500 = 5.36% GROSS YIELD

\$510 = 5.47% GROSS YIELD

\$520 = 5.58% GROSS YIELD

AMOUNT: 18,333 2,500 980 24,067 11,700



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CASH FLOW ANALYSER: 2019 - 2020

Lot 35: 10 Value Avenue: 3 BED + MPR + 2 BATH + DLUG

Cash Flow Estimates For Year One		© Copyright - The Cameron Bir	d Group
PROPERTY PURCHASE DETAILS:	VARIABLES:	EXPENSES:	
Purchase Price	485,000	Interest	
Furniture Package / Depreciation Schedule / Valuations	0	Rates	
Loan Interest rate	4.20%	Body Corporate Fees	
Legal costs (Conveyancing fees)	1,250	Repairs Maintenance Insurance	
Stamp Duty	15,400	Rental Manager's Commission	
Deposit Amount:	48,500	Total Cash Costs	
Transfer and Mortgage Registration Fee	1,459	Depreciation	************
		Borrowing Costs	
Borrow	436,500	Total Tax Deduction	
Salary Income	100,000		
Weekly Rent	510	Gross Income	***************************************
Annual Rates inc. Water	2,500	Less Tax Deduction	
FIRST 2 YEARS BODY CORPORATES PAID BY C.B	0	New taxable	
% charged by Property Manager	8.50%	/	
Property Management fees total:	2,254	Medicare levy is excluded from tax calculations	
Landlord Insurance	980	2019 - 2020 tax payable without property	
Property Depreciation (Year 1 estimate)	11,700	2019 - 2020 tax payable with property	
		Tax saved - additional tax refund 2019 - 2020	
GROSS INCOME CALCULATION:	INCOME:		
Salary Income	100,000	Plus rent received	
Pontal income 52 weeks per year	26 520	Total cash income	

GROSS INCOME CALCOLATION.	IIVCOIVIE.		
Salary Income	100,000		
Rental income 52 weeks per year	26,520		
New Gross Income	126,52		
ANNUAL CASH FLOW (Before Tax)	2,453		
THE STATE OF THE S			
WEEKLY CASH FLOW (Before Tax)			

WEEKLY CASH FLOW (After Tax)	134
ANNUAL CASH FLOW (After Tax)	6,957
Less total cash expenses	24,067
Total cash income	31,024
Plus rent received	26,520
Tax saved - additional tax refund 2019 - 2020	4,504
2019 - 2020 tax payable with property	19,993
2019 - 2020 tax payable without property	24,497
Medicare levy is excluded from tax calculations	
New taxable	90,461
Less Tax Deduction	36,059
Gross Income	126,520
Total Tax Deduction	36,059
Borrowing Costs	292

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years.

YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$485,000	G
1	5.00%	\$509,250	\$24,250
2	5.00%	\$534,713	\$25,463
3	5.00%	\$561,448	\$26,736
4	5.00%	\$589,521	\$28,072
5	5.00%	\$618,997	\$29,476

INVESTMENT YIELDS SUMMARY:							
Capital Growth projection:	5.00%						
Vacancy Rate:	1.7%						
Gross Rental Yield:	5.47%						
(ROI) Annual Gross Return on Investment:	5.47%						

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

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ARUNDEL SPRINGS RESIDENCES WEST

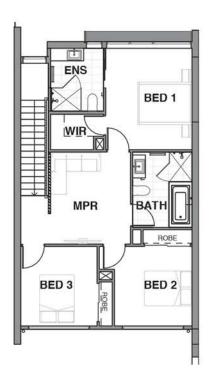
N	Α	R	R	A	В	Ε	Е	N
LIV	ING	i			13	6.0	m²	
GA	RAC	ŝΕ				9	37.4	m ²
PA	TIO	& P(ORC	н		1	5.8	m²
GR	ANI	O TO	TAL			18	39.2	m ²

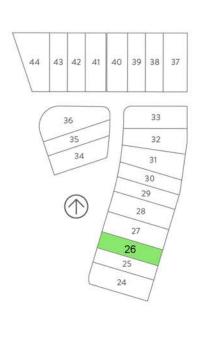
LOT STAGE 8

PRICE: \$505,000









* INVESTOR KEY POINTS

- * Owner occupier level of inclusions including DUCTED air conditioning
- * Multi-Purpose Room or Activity Zone
- * Main bedroom has large walk-in-wardrobe and an ensuite
- * 2.5 bathrooms (giving each level an access)
- * DLUG 3 bedroom investment stock with a DLUG is rare
- * Rear loaded double lock up garage on remote



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RENTAL APPRAISAL: LOT 26, NARRABEEN





17/05/2019

Dear Deb

CURRENT RENTAL APPRAISAL - Lot 26 Vale Avenue - Narrabeen

Thank you for the opportunity to appraise this lifestyle property.

In my *opinion* as an Asset Manager, I believe you would achieve a weekly rent between \$500 and \$520.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

We believe the positive points of the property to be:

- Quality built property in beautiful complex
- Lavish living areas with additional activity zone upstairs
- Stylish kitchen Island bench and quality appliances
- 3 Oversized bedrooms, master with walk in robe and ensuite with dual vanity
- Equisite finish
- Air conditioning and double glazing
- Rear loaded double lock up garage on remote

If you have any questions, please do not hesitate in contacting me.

Kindest Regards

James

Samara Bedwell Managing Director

MacWell Property Management PO Box 1167, Capalaba QLD 4157 Phone: 07 3180 3209 www.macwell.com.au service@macwell.com.au ABN: 97 605 951 988



CASH FLOW ANALYSIS: LOT 26

INCORPORATES 2019 - 2020 TAX TABLES





\$500 = 5.15% GROSS YIELD

\$510 = 5.25% GROSS YIELD

\$520 = 5.35% GROSS YIELD



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W: www.cameronbird.com.au

CASH FLOW ANALYSER: 2019 - 2020

Lot 26: 10 Value Avenue : 3 BED + MPR + 2 BATH + DLUG

Cash Flow Estimates For Year One	(C)	
PROPERTY PURCHASE DETAILS:	VARIABLES:	EXPENSES:
Purchase Price	505,000	Interest
Furniture Package / Depreciation Schedule / Valuations	0	Rates
Loan Interest rate	4.20%	Body Corporate Fe
Legal costs (Conveyancing fees)	1,250	Repairs Maintenar
Stamp Duty	16,100	Rental Manager's
Deposit Amount:	50,500	Total Cash Costs
Transfer and Mortgage Registration Fee	1,529	Depreciation
		Borrowing Costs
Borrow	454,500	Total Tax Deduc
Salary Income	100,000	
Weekly Rent	510	Gross Income
Annual Rates inc. Water	2,500	Less Tax Deduction
FIRST 2 YEARS BODY CORPORATES PAID BY C.B	0	New taxable
% charged by Property Manager	8.50%	
Property Management fees total:	2,254	Medicare levy is e
Landlord Insurance	980	2019 - 2020 tax pa
Property Depreciation (Year 1 estimate)	12,100	2019 - 2020 tax pa
		Tax saved - add
GROSS INCOME CALCULATION:	INCOME:	
Salary Income	100,000	Plus rent received

GROSS INCOME CALCULATION:	INCOME
Salary Income	100,000
Rental income 52 weeks per year	26,520
New Gross Income	126,520
ANNUAL CASH FLOW (Before Tax)	1,697
WEEKLY CASH FLOW (Before Tax)	33

	AMOUNT:
Interest	19,089
Rates	2,500
Body Corporate Fees	0
Repairs Maintenance Insurance	980
Rental Manager's Commission	2,254
Total Cash Costs	24,823
Depreciation	12,100
Borrowing Costs	306
Total Tax Deduction	37,229
Gross Income	126,520
Less Tax Deduction New taxable	37,229 89,291
Medicare levy is excluded from tax calculations	
2019 - 2020 tax payable without property 2019 - 2020 tax payable with property	24,497 19,560
2019 - 2020 tax payable without property 2019 - 2020 tax payable with property Tax saved - additional tax refund 2019 - 2020 Plus rent received	19,560 4,937 26,520
2019 - 2020 tax payable without property 2019 - 2020 tax payable with property Tax saved - additional tax refund 2019 - 2020 Plus rent received Total cash income	19.560 4,937 26,520 31,457
2019 - 2020 tax payable without property 2019 - 2020 tax payable with property Tax saved - additional tax refund 2019 - 2020 Plus rent received Total cash income	19.560 4,937 26,520 31,457
2019 - 2020 tax payable without property	19,560 4,937 26,520

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years.

YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$505,000	
1	5.00%	\$530,250	\$25,250
2	5.00%	\$556,763	\$26,513
3	5.00%	\$584,601	\$27,838
4	5.00%	\$613,831	\$29,230
5	5.00%	\$644,522	\$30,692

INVESTMENT YIELDS SUMMARY:				
Capital Growth projection:	5.00%			
Vacancy Rate:	1.7%			
Gross Rental Yield:	5.25%			
(ROI) Annual Gross Return on Investment:	5.25%			

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

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ARUNDEL SPRINGS RESIDENCES WEST

N	0	R	T	Н	S	Н	0	R	E
LIV	VINC	3					15	8.5	m²
G/	RA	GE					3 !	5.2	m²
PA	TIO						1	1.8	m²
GF	RAN	DT	OTA	AL			20	5.5	m²

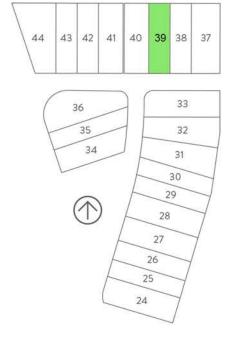
STAGE 8

PRICE: \$525,000









* INVESTOR KEY POINTS

- * Owner occupier level of inclusions including DUCTED air conditioning
- * Very large Multi-Purpose Room!
- * Main bedroom has large walk-in-wardrobe and an ensuite with double vanity
- * 2.5 bathrooms (giving each level an access)
- * DLUG 3 bedroom investment stock with a DLUG is rare
- * Double glazing throughout



(07) 3871 2500

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RENTAL APPRAISAL: LOT 39, NORTHSHORE





17/05/2019

Dear Deb

CURRENT RENTAL APPRAISAL - Lot 39 Vale Avenue - Northshore Design

Thank you for the opportunity to appraise this lifestyle property.

In my *opinion* as an Asset Manager, I believe you would achieve a weekly rent between \$500 and \$520.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

We believe the positive points of the property to be:

- Quality built property in beautiful complex
- Lavish living areas with large formal lounge room or 4th bedroom upstairs aswell as a study zone
- Stylish kitchen with walk in pantry
- 3 Oversized bedrooms, master with walk in robe and ensuite
- Exquisite finish
- Air conditioning and double glazing
- double lock up garage on remote with internal access

If you have any questions, please do not hesitate in contacting me.

Kindest Regards

James

Samara Bedwell Managing Director

 $\label{lem:macwell-com} \begin{tabular}{ll} MacWell Property Management PO Box 1167, Capalaba QLD 4157 Phone: 07 3180 3209 www.macwell.com.au service@macwell.com.au ABN: 97 605 951 988 \\ \end{tabular}$



CASH FLOW ANALYSIS: LOT 39

INCORPORATES 2019 - 2020 TAX TABLES



122



\$500 = 4.95% GROSS YIELD

\$510 = 5.05% GROSS YIELD

\$520= 5.15% GROSS YIELD



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CASH FLOW ANALYSER: 2019 - 2020

Lot 39: 10 Value Avenue: 3 BED + MPR + 2 BATH + DLUG

PROPERTY PURCHASE DETAILS:	VARIABLES:
Purchase Price	525,000
Furniture Package / Depreciation Schedule / Valuations	0
Loan Interest rate	4.20%
Legal costs (Conveyancing fees)	1,250
Stamp Duty	16,800
Deposit Amount:	52,500
Transfer and Mortgage Registration Fee	1,599
Borrow	472,500
Salary Income	100,000
Weekly Rent	510
Annual Rates inc. Water	2,500
FIRST 2 YEARS BODY CORPORATES PAID BY C.B	- 0
% charged by Property Manager	8.50%
Property Management fees total:	2,254
Landlord Insurance	980
Property Depreciation (Year 1 estimate)	12,600

ANNUAL CASH FLOW (Before Tax)	941
ANNUAL CACUELOW ID C. T. A	0.44
New Gross Income	126,520
Rental income 52 weeks per year	26,520
Salary Income	100,000
GROSS INCOME CALCULATION:	INCOME:

Interest Rates Body Corporate Fees Repairs Maintenance Insurance Rental Manager's Commission	19,845 2,500 0 980
Body Corporate Fees Repairs Maintenance Insurance Rental Manager's Commission	0
Repairs Maintenance Insurance Rental Manager's Commission	-
Rental Manager's Commission	980
T-1-1C-1-C-1-	2,254
Total Cash Costs	25,579
Depreciation	12,600
Borrowing Costs	320
Total Tax Deduction	38,499
Gross Income	126,520
Less Tax Deduction	38.499
New taxable	88,021
Medicare levy is excluded from tax calculations	
2019 - 2020 tax payable without property	24,497
2019 - 2020 tax payable with property	19,090
Tax saved - additional tax refund 2019 - 2020	5,407
Plus rent received	26,520
Total cash income	31,927
Less total cash expenses	25,579

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years.

WEEKLY CASH FLOW (After Tax)

YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$525,000	
1	5.00%	\$551,250	\$26,250
2	5.00%	\$578,813	\$27,563
3	5.00%	\$607,753	\$28,941
4	5.00%	\$638,141	\$30,388
5	5.00%	\$670,048	\$31,907

INVESTMENT YIELDS SUMMARY:			
Capital Growth projection:	5.00%		
Vacancy Rate:	1.7%		
Gross Rental Yield:	5.05%		
(ROI) Annual Gross Return on Investment:	5.05%		

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

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W: www.cameronbird.com.au

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INCLUSIONS

INTERNAL

- · Inverter ducted air conditioning
- Designer kitchen and vanities with square edge stone benchtop and custom cabinetry
- · Quality chrome mixer tapware
- · Polished edge frameless mirrors
- Premium stainless steel gas cooktop, electric oven, rangehood and dishwasher
- · Premium quality carpet to bedroom floors
- · Tiles to main living areas
- Ceiling fans to living and bedrooms
- · Modern LED downlights throughout
- · Semi-frameless satin chrome shower screens
- · WIR to selected master bedrooms
- · Toilet roll holder and towel rails
- · Flyscreens to all opening windows
- Blinds to windows and doors
- · 2570mm ceiling height downstairs

EXTERNAL

- · Brickwork, render, cladding finish as per plan
- · Painted timber door
- · COLORBOND® roof
- · Insulation to ceiling and all external walls
- · Gas hot water system
- Slim line profile COLORBOND® garage door with remote door opener
- · Exposed aggregate concrete driveway
- · Tiled alfresco areas
- · Fully landscaped gardens
- · Property fencing as per plan
- · Clothesline
- · Letterbox
- TV aerial



Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of printing.





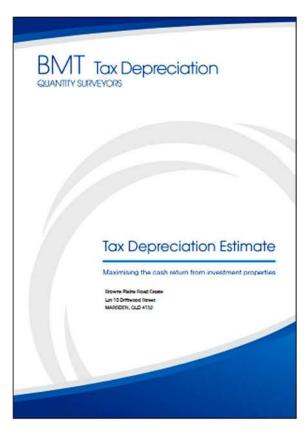
LOCAL AGENTS ADVICE

Local agents know local properties better than most. Below is an excerpt from the rental appraisal where you don't normally find words like 'lavish' and 'exquisite'!

- Quality built property in beautiful complex
- Lavish living areas with large formal lounge room or 4th bedroom upstairs aswell as a study zone
- Stylish kitchen with walk in pantry
- 3 Oversized bedrooms, master with walk in robe and ensuite
- Exquisite finish
- Air conditioning and double glazing
- double lock up garage on remote with internal access



DEPRECIATION SCHEDULES



BMT Tax Depreciation

"I've purchased a property, how much does this cost?" - Investor

For a normal residential property, BMT have a fee of a \$700 plus GST. Keep in mind that is a tax deduction too!

It includes everything:

- * They talk to you about your property first.
- * They do an inspection the property.
- * They talk to the relevant parties to find out information about the property.
- * They organise an inspection through your property manager.
- * They also look at a few other details, like if you've done a few renovations yourself.









WHY NOT FLY IN AND SEE FOR YOURSELF?



ARUNDEL SPRINGS RESIDENCES

Date:				
Property:	Lot#	Stage #	FIRB	
Referrer/Agent(s):	Name:		Agency Name:	
Interested Party(ies): Full name of each buyer	First Name/s		Surname	
is required. As per drivers licence or passport.	First Name/s		Surname	
neenee of pusspore.	Company			
	Address			
	Phone		Mobile	
	Email			Photo ID
Guarantors:	Name			
Must be included if the buyer is a company or Trustee. All directors must provide	Address			
guarantees.	Name			
	Address			
Interested	Name			
Party's	PO Box#	9	Suburb	
Solicitors:	Street Address			
	Suburb			
	Phone		Fax	
	Email			
Price:	\$			
Purchaser Type:	First Home Buyer	Owner Occ	upier Investment	
Property:	Preferred			
Please list property number.	Lot Number			

ARUNDEL SPRINGS RESIDENCES

ending institution eg. inancier/Bank/Broker	Name Phone
	Email
Holding Deposit: Refundable)	\$1,000.00 payable on signing this Expression of Interest
nejunuublej	Payable to:
	Gadens Lawyers Practice Trust Account ANZ Bank BSB # 014 002 Account # 8372-22449
	Please include a reference – including the lot number, estate name and purchaser's surname: e.g. Lot 123/ Arundel Springs Residences/ Mr or Mrs Buyer.
	When deposit is paid by electronic transfer, a copy of the bank deposit transfer is required to be submitted with this form.
Holding Payment made by: please tick one)	Bank Deposit Credit Card (For Credit Card, please fill in a Credit Card Authorisation Form) Receipt
Contract Particulars:	Total Deposit \$ Finance Yes No
	Initial Deposit \$ (Upon signing an Expression of Interest)
	Balance Deposit \$ (Payable days after finance approval, within days of contract date)
Notes:	
REGISTRANT'S ACKNOW The registrant acknowle	
	erest Form is a proposal only. It does not constitute an offer, the acceptance of which would create a binding contract of a binding ler. It constitutes an "invitation to treat" only and therefore imposes no legal obligation on either party
	sion of Interest Form, the Registrant has not relied on any representation or warranty made by or on behalf of the Seller and wn enquiries and inspection of the Property; and
(c) The Seller is not respo	onsible for any costs and expenses incurred by the Registrant in the preparation and lodgment of this Expression of Interest Form.
(d) The Registrant reserv	es the right to withdraw this registration at any time and to receive a full refund of the Holding Fee.
1.	2.
Signature/2 of regi	strants
Date	Property Consultant

JACK BIRD'S ENDORSEMENT

KNOWLEDGE & EXPERIENCE



CONSTRUCTION COMPLETION JUNE 2019!

When you visit Arundel Springs you realise that this truly is a special place surrounded by nature and convenience. It is located on the fringe of the Coombabah Lakelands Conservation Area, a natural greenheart preserved for future generations. An exclusive retreat in this central Gold Coast suburb.

The quality of the finish compliments the surrounds, it may be at an investment level price but these are owner occupier designed and built homes. The cash flows are projected to be over \$150 per week cash flow positive and all market comparisons suggest this is very obtainable, and comments from the local agents are that they love the product.

An in-fill location with a light rail station a 850m walk away, do not underestimate Arundel. In fact, major infrastructure spending has occurred in and around Arundel in recent years with projects completed, planned and under construction amounting to more than \$6.2 billion.

We are known for recommending off the plan developments but our methodology are guidelines, not rules. This is an outstanding investment opportunity approaching construction completion in June. Contact my team and secure your next investment and get your money working for you right away.

Kind Regards

JACK BIRD 0432 687 677

OWNER / LICENSEE

THE CAMERON BIRD GROUP