



PROPERTY LAUNCH



massland



AAP
AUTOMATIC
ACQUISITION PLANS

FINANCIAL SURETY IS SEEN AS A GIFT

MASSLAND'S AAP CRITERIA

Minimisation of risk is imperative when investing in property for the long term. Massland have created comprehensive criteria to assist you in further minimising risk and ensuring you feel confident in your Automatic Acquisition Plan property choices.

Firstly, we take the three core fundamentals that drive a strong market growth...

① FEDERAL SPENDING

② PRIVATE INDUSTRY

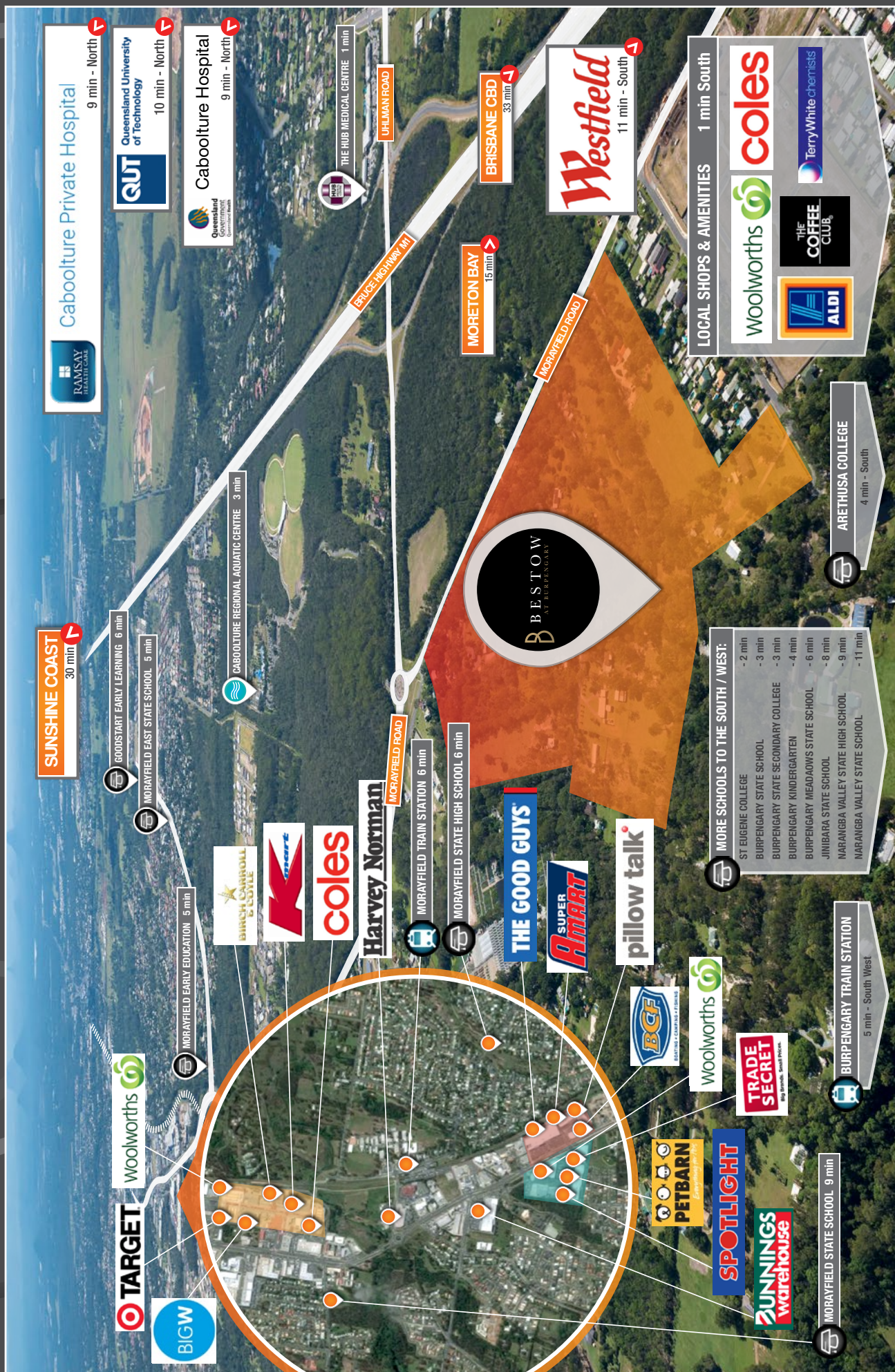
③ DEMOGRAPHICS

...and then drill down into the micro market, giving you an independent snapshot of the benefits of investing in this specific location.

WHAT WE LOOK FOR IN AN INVESTMENT OPPORTUNITY:

1. Strong population growth & suitably serviceable demographics
2. Tenant profile – families with children / professionals happy to commute due to more land /space / relaxed family living
3. Robust economic growth & close proximity to employment – within 30 kms of CBD
4. Proximity to major transport flows
5. Easy access to micro facilities e.g. shopping centres, cafés & supermarkets
6. Close proximity to beneficial public facilities e.g. schools, libraries, hospitals & universities
7. New property offering – to maximise capital growth, tax benefits & depreciation
8. High percentage of owner-occupier demand
9. High affordability
10. Strong rental market with low vacancy rates

LOCATED FOR CONVENIENCE



WHY THIS LOCATION WORKS

4 MILLION

additional people will be living in SEQ by 2026, requiring 575,000 more homes & 425,000 more jobs

(Source: Australian Bureau of Statistics)

*SEQ - South East Queensland

56,000

NEW RESIDENTS relocate to SEQ every year, making it AUSTRALIA'S FASTEST-GROWING REGION

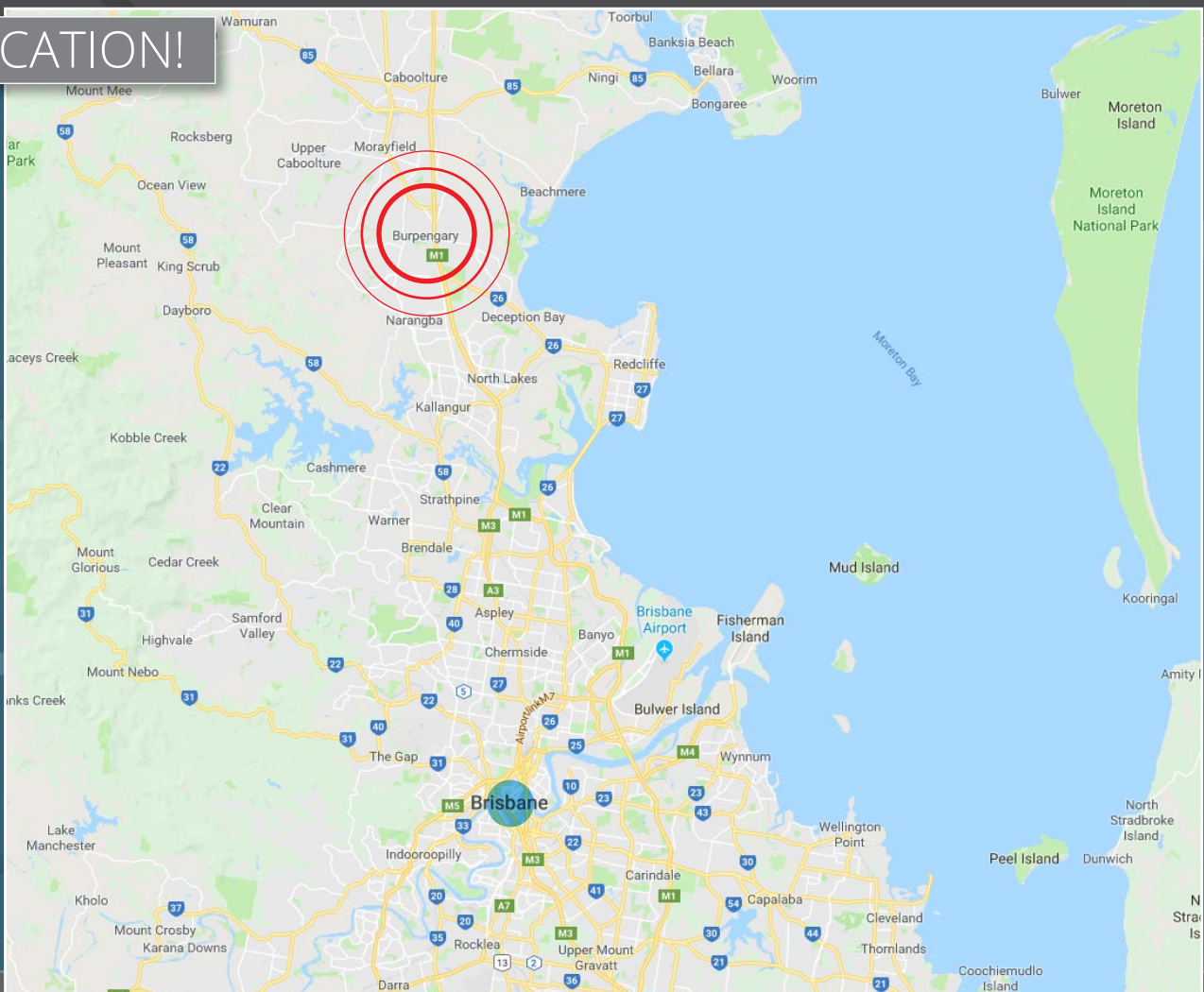
BURPENGARY

is part of an area with a BOOMING POPULATION, RAPID EMPLOYMENT GROWTH & A POPULAR PLACE TO VISIT, creating a significant economic hub & capital growth

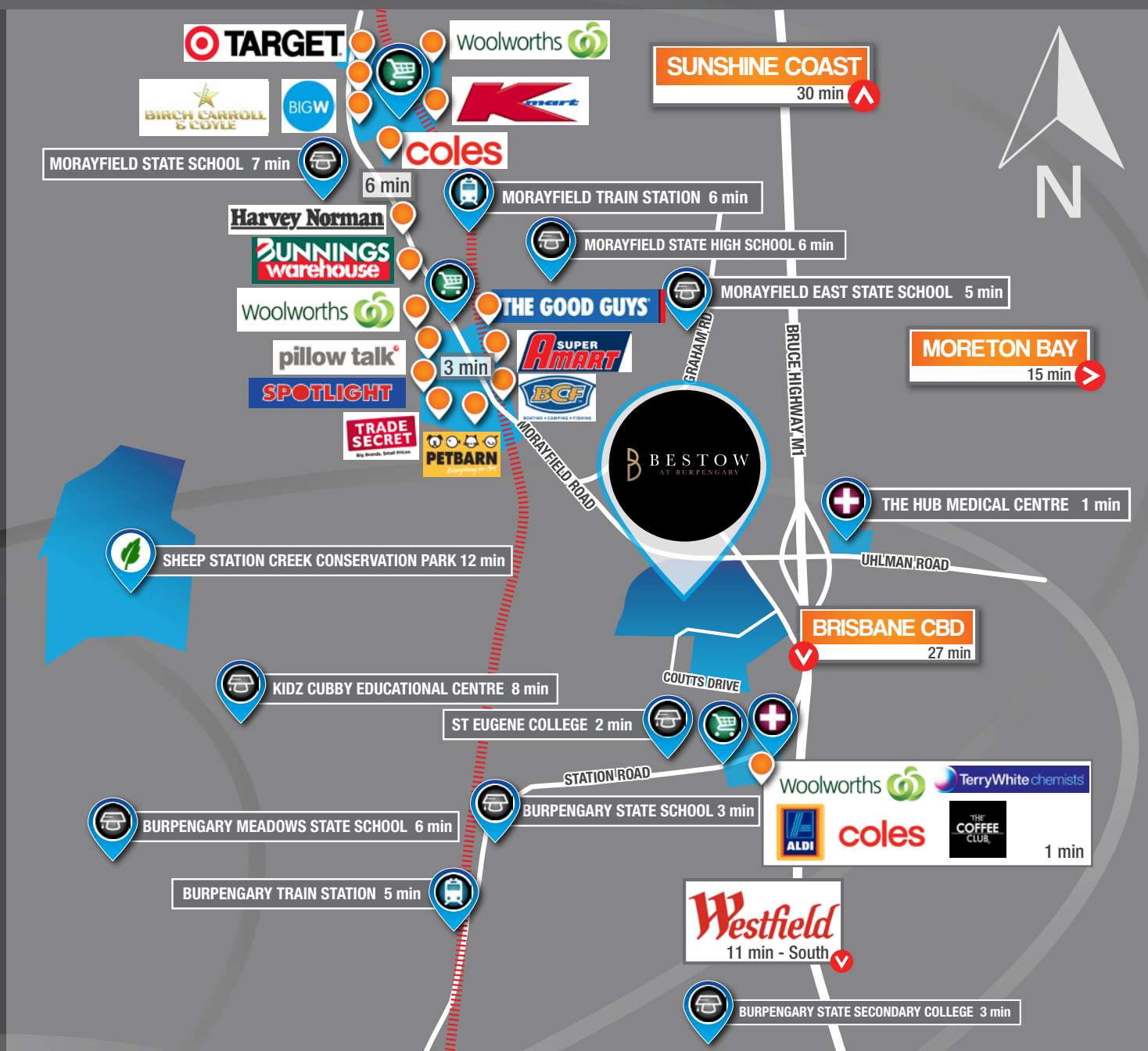
The Queensland Economy is OUTPERFORMING THE NATIONAL AVERAGE almost TWO FOLD 4.1% vs. Aust 1.9% GDP

(Source: Queensland Government Department of Treasury)

LOCATION!

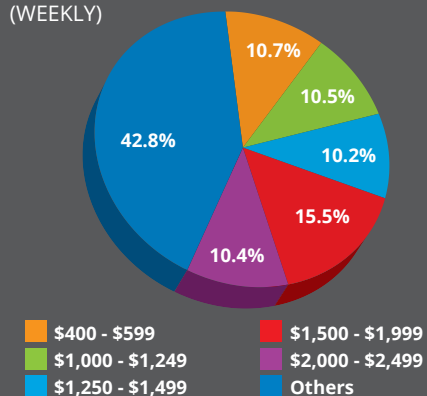


BURPENGARY SUBURB PROFILE

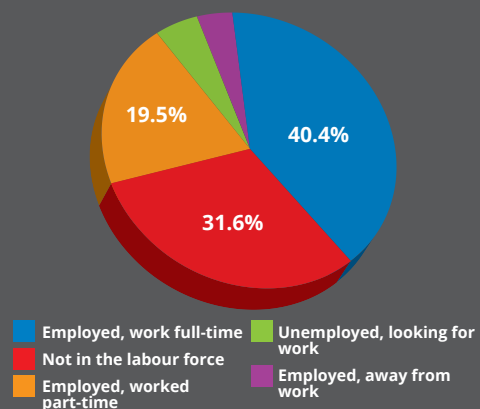


HOUSEHOLDS

GROSS HOUSEHOLD INCOME (WEEKLY)



PERSON CHARACTERISTICS



PROPERTY LAUNCH

INDICATIVE STREETSCAPE

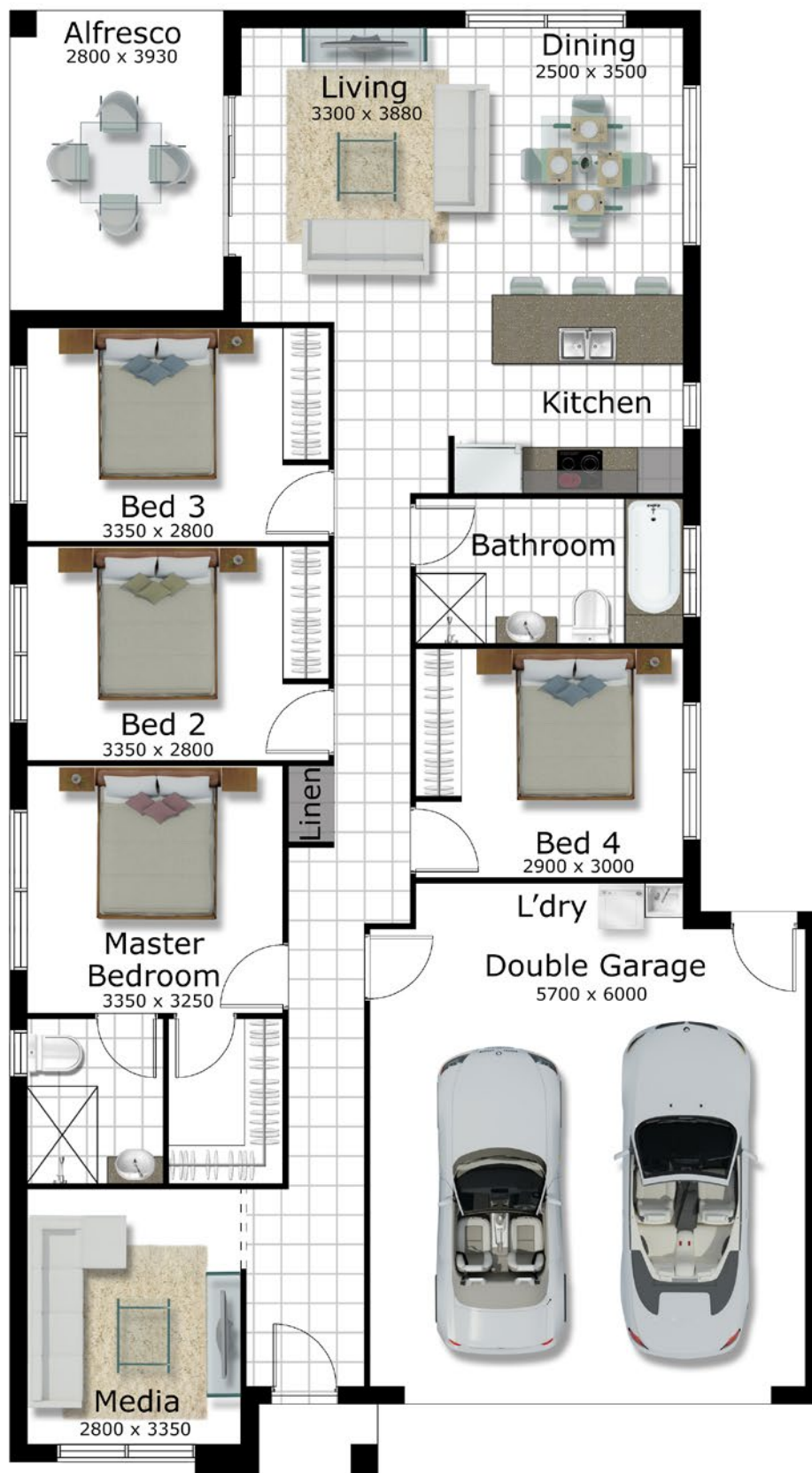


INDICATIVE LAYOUT



FLOOR PLAN

4 BEDROOMS



*Shown Floor plan is an example only. Floor plans are chosen to best fit each lot.

RENTAL ESTIMATES

\$410-420pw



25th February 2019

Rental Market Appraisal: Bestow Estate, BURPENGARY

Thank you for the opportunity to provide you with our rental appraisal.

Having compared the property with recent rentals and from our experience in the area, we estimate that a current reasonable price expectation would be from \$410 - \$420 per week unfurnished for a 4 bed 2 bath home.

This appraisal may vary with the time of year that the property comes onto the market. In Moreton Bay we experience peak and low enquiry seasons.

It is always our goal to set out to achieve the highest possible rent return and to secure the highest calibre of tenants.

If there is anything else I can assist you with please feel free to contact me.

Regards

Dylan Thomson
0421 992 381

A handwritten signature in black ink that appears to read "Dylan Thomson".

Property Management



Correspondence to: PO Box 132, Redcliffe QLD 4020 | E rentals@tppg.com.au
Thomson & Thomson Pty Ltd ABN 93 166 522 845

RENTAL ESTIMATES

\$410pw




Thursday, 21 February 2019



RENTAL APPRAISAL BESTOW ESTATE BURPENGARY

We would like to thank you for the opportunity to offer a rental appraisal for the new build at the above-mentioned property site.

Taking into consideration that the property is dual occupancy, in our opinion, based on the current market trends, the combined income that could be achieve:

4		2		2		Recommended Rent \$410 per week
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*Although Coronis takes every care when arriving at this figure it is only our opinion and not a guaranteed rental value.

This figure could vary in accordance with the market and in a strong rental market it is possible that we could achieve an even higher rental price.

If you have any questions, or would like to know more about Coronis Advantage – our exclusive club offering Coronis Landlords a variety of benefits and offers, please don't hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, appearing to read "Peta Hillier-Norris".

Peta Hillier-Norris | Senior Property Manager
0458 504 365 | 07 3888 5565
burpengary.pm1@coronis.com.au

Just for being a Coronis Landlord, you'll receive special offers,
competitive benefits & amazing giveaways.

Find out more at:

www.coronisadvantage.com.au



RECENT COMPARABLE SALES

\$462,500

Lot 355 Norfolk Drive North Harbour Burpengary Qld 4505

Property No. 124213358

\$462,500

[Show Page](#) [Visit Mortgage Calculator](#)

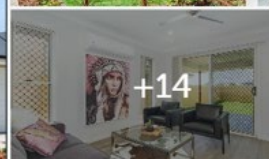
Home loans may be available from approx. [\\$378 per week](#)

4 2 2 House

[Floorplan](#)



\$484,018



Lot 106 Alkina Drive

Burpengary, Qld 4505

[Share](#)

[Save](#)

House • 4 2 2 302 m²

\$484,018 FIXED PRICE

HOME LOAN CALCULATOR
\$1,797/month
estimated repayment

[Calculate](#)

How much can you borrow?
[We can help](#)

RECENT COMPARABLE SALES

\$494,437

\$494,437

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[Mortgage Calculator](#)

 Home loans may be available from approx. [\\$1,863 / Monthly](#) ▼ ⓘ

 4  2  2 House

Under Contract

 [Floorplan](#)




\$499,795

Lot 287 Dent Crescent North Harbour Burpengary Qld 4505

Property No. 124029766

\$499,795

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[Mortgage Calculator](#)

 Home loans may be available from approx. [\\$417 per week](#) ▼ ⓘ

 4  2  2 House

 [Floorplan](#)




RECENT COMPARABLE SALES

\$508,967

Lot 357 Cowrie Crescent North Harbour Burpengary Qld 4505 Property No. 124286966

\$508,967

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[Mortgage Calculator](#)

 Home loans may be available from approx. [\\$426 per week](#) ▼ ⓘ

 4  2  2 House

 [Floorplan](#)




\$509,000

3 Bedarra Crescent Burpengary Qld 4505

Property No. 123935406

\$509,000

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[Mortgage Calculator](#)

 Home loans may be available from approx. [\\$426 per week](#) ▼ ⓘ

 4  2  2 House

 [Floorplan](#)

[Promote my property](#)





For any further information on your AAP or finance
for your purchase, please contact the Massland office on
(07) 5531 7822 or email **enquiries@massland.com.au**