

The Cameron Bird Group Property Information Pack

Beerwah Terraces

Sunshine Coast, QLD



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 THE
CAMERON BIRD
GROUP

Beerwah Townhouses

The Investment

Dwelling Type: Townhouse

Size: 150 sqm

Price: From \$615,000

Weekly Rental: \$620 - \$650 per week

Rental Return: 5.33%

Body Corporate Fees: \$2,280 per year

Cash Flow Positive: Yes

Deposit: \$1000 on EOI, balance of 10% payable at unconditional



High Capital Growth Location



High Quality Inclusions

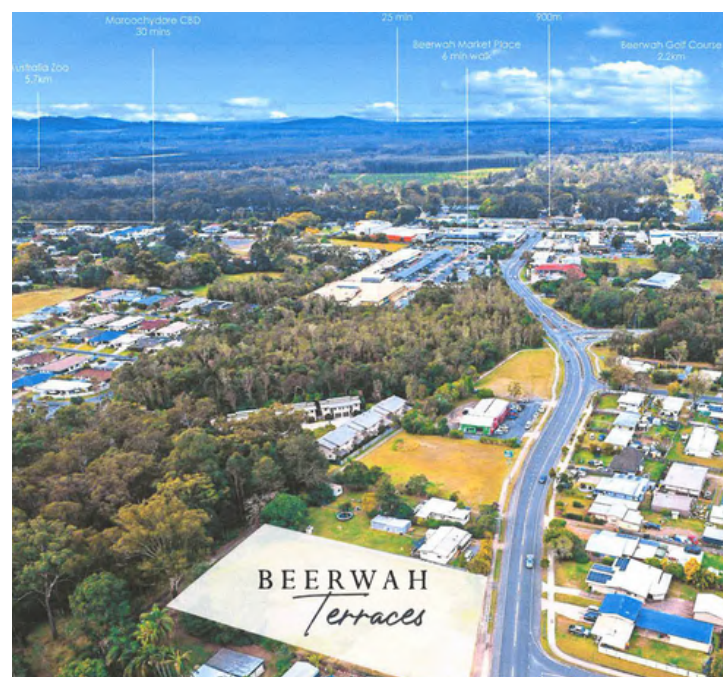


Well-located in Beerwah on the Sunshine Coast

Why Beerwah Terraces

Investment Checklist

- ✓ 6-7 minutes to Beerwah Marketplace & Village and train station (walk)
- ✓ 7 minutes to the idyllic Glasshouse Mountains (drive)
- ✓ 5 minutes to the iconic Australia Zoo (drive)
- ✓ 52 minutes to Brisbane Airport, 32 minutes to Maroochydore Airport (drive)
- ✓ Very low vacancy rates (0.6% May 2023)
- ✓ Townhouses are on elevated land
- ✓ High rental demand in suburb
- ✓ High quality builder with completion expected Q1 2024
- ✓ 70% owner-occupied market
- ✓ Limited quality townhouses in the area





Sunshine Coast

Macro Location Overview

The Sunshine Coast is the third most populated area in the Australian state of Queensland. Located 100 km north of the state capital Brisbane in South East Queensland on the Pacific Ocean coastline, its urban area spans approximately 60 km of coastline and hinterland from Pelican Waters to Tewantin.

Introduction

The Sunshine Coast

The Sunshine Coast firmly holds the spotlight as one of Australia’s most enticing urban and economic centres.

The region has an attractive offering with a competitive business environment, accessibility to markets and new infrastructure. With a highly-skilled workforce and an idyllic lifestyle, the Sunshine Coast is a leading choice for business and investment.

Why the Sunshine Coast?

The combination of the region’s competitive business environment, accessibility to markets, new infrastructure, highly-skilled workforce and idyllic lifestyle makes the Sunshine Coast a location of choice for business and investment.



A story of growth

Over the past 15 years, economic growth on the Sunshine Coast has outperformed almost every other regional economy, sparking a wave of new residential, office and retail development.



Prime location

The Sunshine Coast has excellent access to national and international networks, which means supply lines and distribution networks are well assured and it is easy to stay connected.



Regional Economic Development Strategy

Since 2013, the Sunshine Coast Regional Economic Development Strategy (REDS) has provided a vision and blueprint for a new economy.

Opportunity for investors

With the Sunshine Coast becoming an increasingly attractive destination for tourists, property investors, and new arrivals coming to the region from Queensland, interstate and overseas, it's no surprise that the real estate market in this region has been booming in recent years.

With vacancy rates at nearly zero across much of the Sunshine Coast due to an undersupply of housing stock coupled with high demand for rental properties, many tenants have been struggling since 2020.

This rental crisis is likely to continue well into 2023 and 2024 with rents expected to keep rising until more housing stock is built.

"The Sunshine Coast is a market that investors of all kinds should be considering."

Terry Ryder
Director & Founder of Hotspotting

What's driving the demand?

A report by the Regional Australia Institute identified four leading projects that are driving migration to the Sunshine Coast and in effect creating this unprecedented demand in recent years, including:

- Sunshine Coast Health Precinct;
- Maroochydore CBD;
- Sunshine Coast Airport; and
- The International Broadband Cable

There has been a correction in the market last year of around -5% to -15% throughout the Sunshine Coast depending on the type of property and location. As more people migrate to this area from other states around Australia, we can expect to see an increase in demand for housing on the Sunshine Coast.

This has already been reflected in recent house price increases with some suburbs seeing huge growth rates over the last few years. With migration expected to continue throughout 2023 and onwards, there is little doubt that these trends will continue .

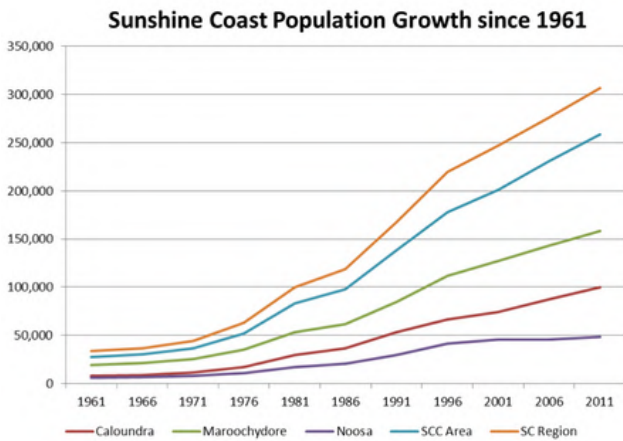
Why this is important for property investors

High demand and low vacancy rates eliminate the worry that concern that properties will remain vacant. It also instils confidence in the demand for the local market from prospective tenants which drives up your rental yield and cash flow.

Sunshine Coast Population Growth

The population of the Sunshine Coast grew by over 79,000 people between 2011 and 2021, and is forecast to grow to over 500,000 people by 2041. It is anticipated that in order to accommodate the population of 2041, we will require a total of over 217,230 dwellings.

The completion of many of the current projects within the next two years will see strong growth. Importantly, continued investment in the Sunshine Coast will lead to continuing and sustainable population growth as more projects arise.



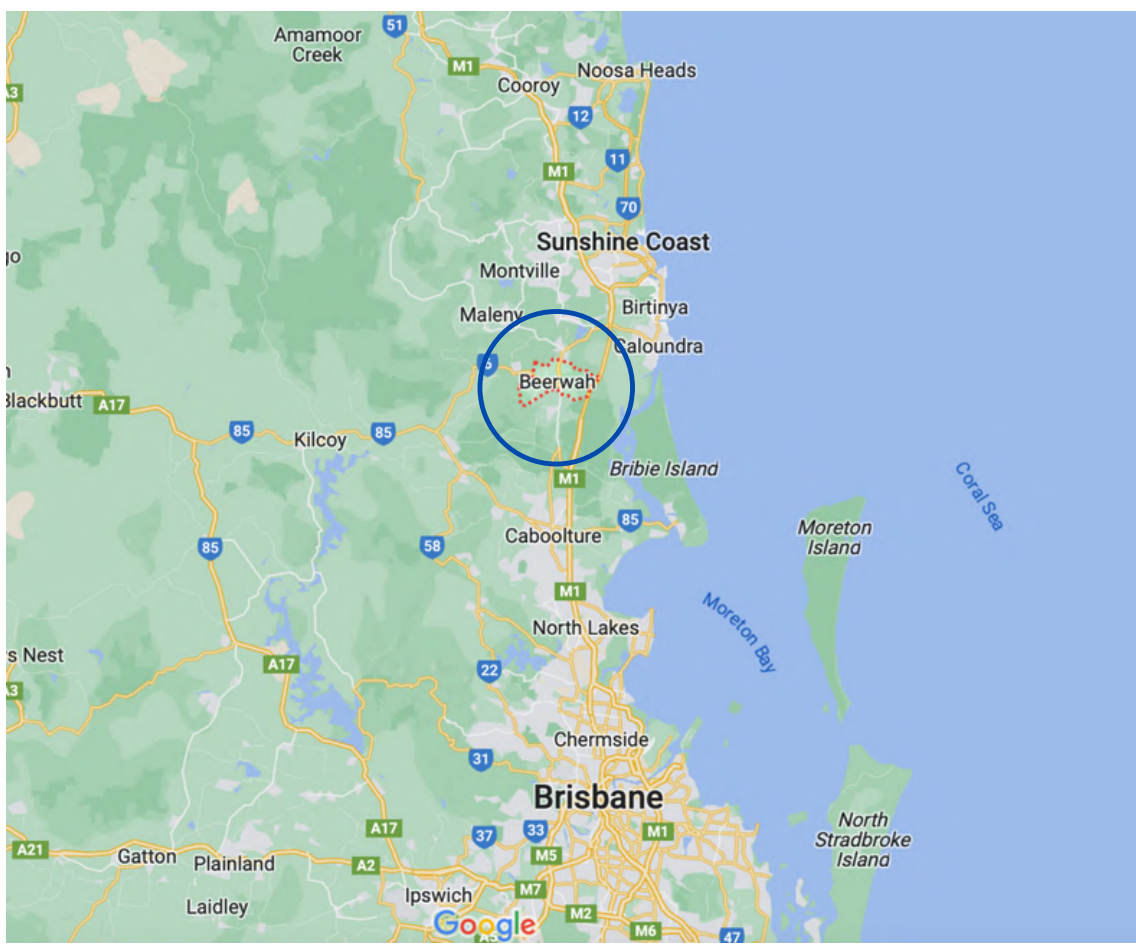
Source: SEQ Government

It is anticipated that in order to accommodate the population of 2041, we will require a total of over 217,230 dwellings



"The population of the Sunshine Coast grew by over 79,000 people between 2011 and 2021, and is forecast to grow to over 500,000 people by 2041. It is anticipated that in order to accommodate the population of 2041, we will require a total of over 217,230 dwellings."

Sunshine Coast Council



Major Infrastructure Projects

The Sunshine Coast

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Major Infrastructure Projects

The Sunshine Coast



2032 Olympic and Paralympic Games >

Host of seven Olympic Games and two Paralympic Games sports



Beerburrum to Nambour Rail upgrade >

\$550 million (stage one)



Maroochydore City Centre >

Maroochydore | Our new Olympic and Paralympic Games City | Forecast \$2.5 billion investment by Walker Corporation over 20 years



Mass Transit Solution >

9000 jobs | \$3.6 billion contribution to the economy

Major Infrastructure Projects

The Sunshine Coast



Beerwah East

Forecast to provide 7000 homes by 2041



Beerwah to Maroochydore Rail

Critical public transport connection for the urban coastal corridor to Brisbane



Sunshine Coast Airport Master Plan

Maximising the economic return from the recent \$334 million expansion project



Bruce Highway

\$1.6 billion expansion and upgrade | First stage complete



Major Infrastructure Projects

The Sunshine Coast



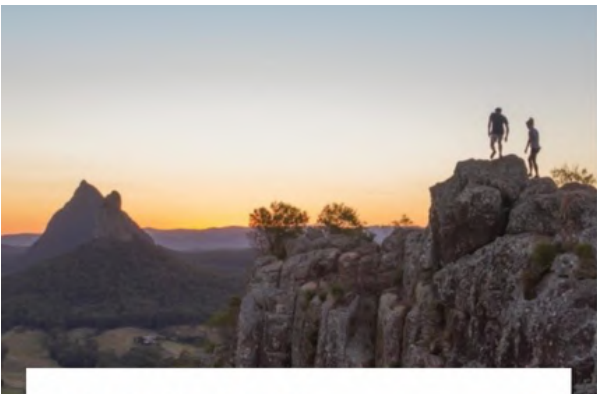
Blue Heart Sunshine Coast >

5000 hectares (approx.) | Sustainable, adaptive floodplan management and blue carbon offsets



Health Precinct >

Anchored by a tertiary teaching hospital | Contributing \$3.2 billion to the economy



Inter-urban Break >

32,034 hectares | Protecting the Regional Inter-urban Break in perpetuity to secure environmental, production and recreation values



Mooloolah River interchange >

\$320 million expansion and upgrade

The Olympic Effect

Brisbane 2023

South East Queensland is already experiencing unprecedented population growth due to a mix of affordability, lifestyle and localised investment in infrastructure that's driving interstate migration and rental demand.

The announcement that Brisbane will host the 2032 Olympics is set to supercharge this. Looking at the Sydney 2000 Olympics as a direct comparison gives a great idea of how the lead up and legacy of hosting such a major sporting event can boost the local economy both directly and indirectly.

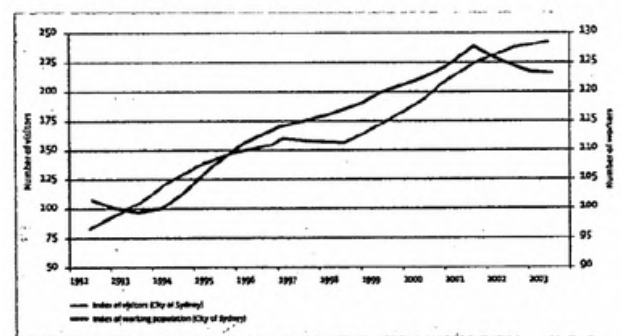
In addition to the infrastructure and construction activity necessary to accommodate a global sporting event, exposure to the international marketplace has a remarkable impact on population and property demand. Visitors to a host city can be converted into potential residents and investors.

This was seen in Sydney where there was an upward trend in both workers and visitors, especially in the two years preceding the games.

Visitor numbers continued to grow following the Olympics with 2003 breaking records for highest recorded visitor nights in the CBD, despite the effect of SARS on international travel.

The lead-up to Sydney 2000 saw some very healthy growth in its property market. Gentrification of suburbs, particularly in the "Olympic corridor" sparked a steep climb in house values and weekly rents.

Figure 1. Sydney Workers and Visitors 1992-2003



(Source: NSW Government, 2003).





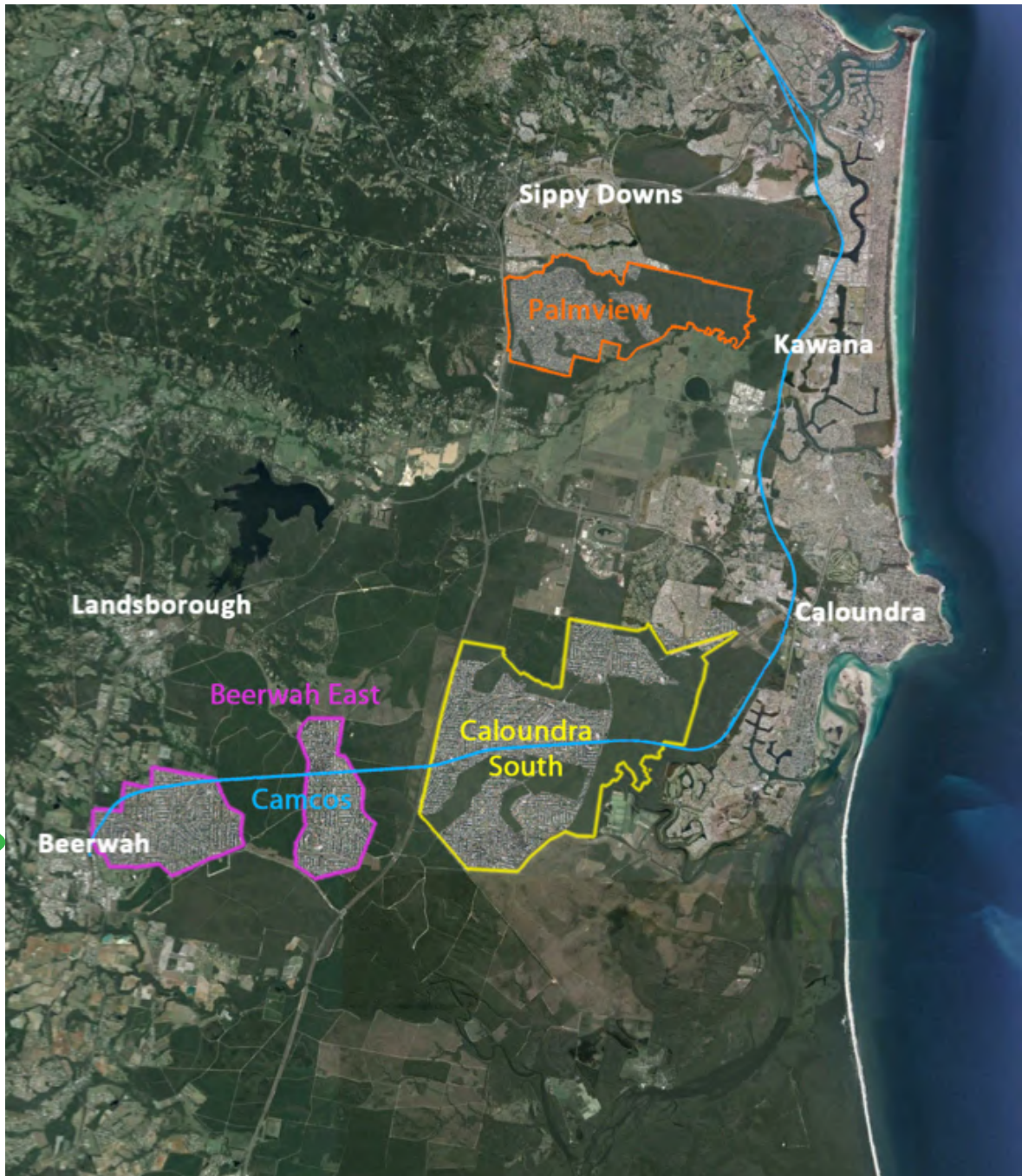
Beerwah

Micro Location Overview

With Beerwah is well-located just 50 minutes to Brisbane Airport and 30 minutes to Maroochydore's Sunshine Coast Airport. Set amongst picturesque landscapes, Beerwah is home to the Glass House Mountains and the world-famous Australia Zoo. Boasting proximity to local CBDs, Beerwah is also just 25 minutes from Caloundra and 30 minutes from Maroochydore CBD.

Suburb Statistics

Beerwah, QLD - 4519



Suburb Overview

Beerwah, QLD - 4519

Positioned within a short walk to shops, cafes and public transport, proximity to three schools and childcare within 1.5km. With its own developed township, Beerwah has everything you could need, along with medical facilities, cafes, restaurants, sporting facilities, schools and public transport.

Walk

- 3 minutes to local bus station
- 6-7 minutes to Beerwah Marketplace and Village
- 6-7 minutes to Beerwah train station
- 8 minutes to Glasshouse Christian College
- 9 minutes to local childcare
- 10 minutes to Beerwah State High
- 19 minutes to Beerwah State School

Train

- 26 minutes between Beerwah Train Station and Caboolture
- 50 minutes between Beerwah Train and Chermside

Drive

- 1 minute to Glasshouse Christian College
- 6-7 minutes to Beerwah Marketplace and Village
- 6-7 minutes to Beerwah Train Station
- 9 minutes to local childcare
- 3 minutes to Beerwah State High
- 3 minutes to Beerwah State School
- 7 minutes to Glasshouse Mountains
- 6 minutes to Australia Zoo
- 20 minutes to Melany
- 52 minutes to Brisbane Airport
- 32 minutes to Maroochydore Airport
- 29 minutes to Caloundra king's beach
- 32 minutes Mooloolaba beach
- 31 minutes Maroochydore beach
- 32 minutes to Sunshine Plaza
- 17 minutes on the train to Caboolture
- 25 minutes to Morayfield shopping centre
- 30 minutes to North Lakes

Suburb Overview

Beerwah, QLD - 4519







Suburb Statistics




Beerwah, QLD - 4519

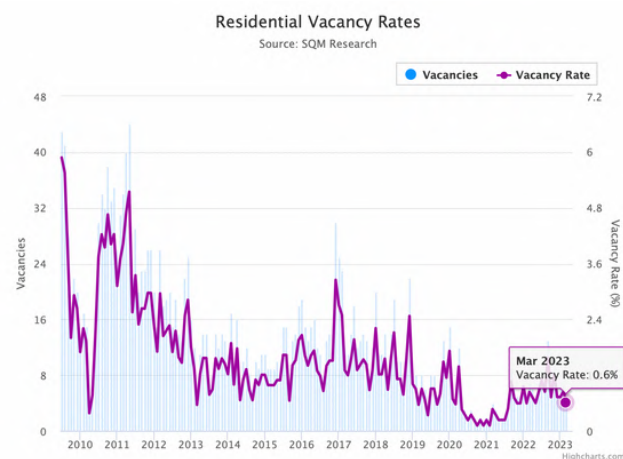
Unprecedented demand

The second half of 2020 saw a cultural shift in the way Australians approach a worklife balance, with working from home becoming the new normal during the global coronavirus pandemic.

Specifically in Beerwah, owner-occupiers and investors were seeking a tree change. A wave of those wanting the change has resulted in demand within the suburb increasing rapidly, this is shown in the March 2023 vacancy rate of 0.6%.

2016 Census Quick Stats

	People	8,426
	Male	48.3%
	Female	51.7%
	Median age	41
	Families	2,367
	Average children per family	
	for families with children	1.9
	for all households (a)	0.8
	All private dwellings	3,285
	Average people per household	2.7
	Median weekly household income	\$1,259
	Median monthly mortgage repayments	\$1,733
	Median weekly rent	\$330
	Average motor vehicles per dwelling	2.1



Beerwah

Local Upcoming Infrastructure

Role in the Sunshine Coast region

In a region-wide context, the Beerwah - Landsborough LPA provides:



Major new community/ expansion area (Beerwah East)



Regional landscape



Rural production



Hinterland living, rural and rural residential



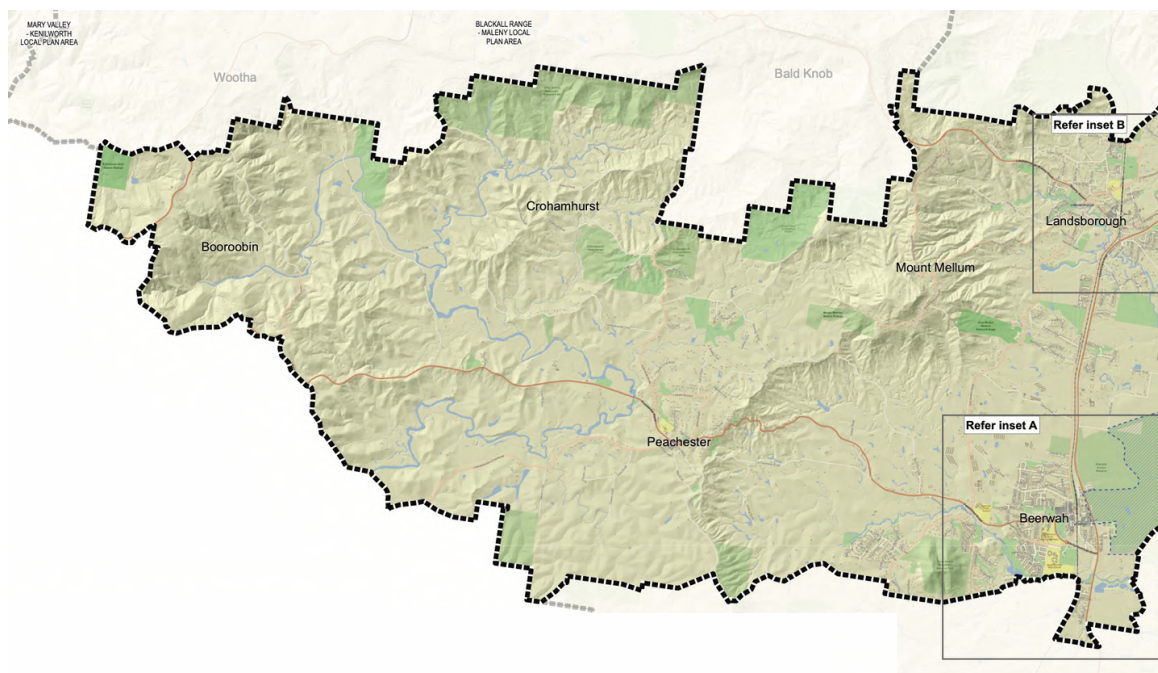
Tourism (Australia Zoo)



Major infrastructure

**the area may also provide other functions at a local level.*

Source: Sunshine Coast Council



Beerwah

Local Upcoming Infrastructure



Beerwah to Maroochydore Rail

Council is planning for the future so the lifestyle and stunning environment we all enjoy can be maintained as we grow.

Between 2016 and 2041 it is projected that the Sunshine Coast population will increase by around 200,000 people and we will need more sustainable transport options. This new infrastructure will enable us to efficiently connect people to jobs, recreation, tourism, services and education.



This planning will also include a review of key road/rail interfaces along the proposed rail corridor including the Kawana Motorway, Mooloolah River Interchange and Buderim Mooloolaba Road interchange.

The department is also planning for the Sunshine Coast Public Transport project. Together these projects will provide a connected public transport network for the southern Sunshine Coast area.

Beerwah

Local Upcoming Infrastructure



Australia Zoo Tourism Project

The Palaszczuk Government has announced it will partner with Australia Zoo to deliver an \$8 million wildlife camping experience on the Sunshine Coast. There's another 4000 jobs on the Sunshine Coast compared to a year ago. We want to create even more jobs. Australia Zoo expect the project will support up to 33 construction jobs and 43 operational jobs. It will also have a flow-on effect to boost the local tourism industry.



Major New Community Expansion Area (Beerwah East)

The new common it's of Beerwah East is emerging. Once complete, this large, master planned community will offer a series of well connected, transit oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and major centre, as well as several smaller scale centres, and significant industrial area.



Beerwah Terraces

Investment Opportunity

Idyllically set amongst the National Park, the mountain range - Mt Coochin provides residents and tourists with nationally recognised walks. Beerwah Terraces is a boutique 18 townhouse development perfectly built and designed for families and young professional owner-occupiers and investors alike. The site is flat, coupled with its gentle elevated curve on the road.

Sunshine Coast Townhouses

The Investment

Dwelling Type: Townhouse

Size: 150 sqm

Price: From \$615,000

Weekly Rental: \$620 - \$650 per week

Rental Return: 5.33%

Body Corporate Fees: \$2,280 per year

Cash Flow Positive: Yes

Deposit: \$1000 on EOI, balance of 10% payable at unconditional



High Capital Growth Location



High Quality Inclusions



Well-located in Beerwah on the Sunshine Coast

Being a unique asset to Beerwah, there are currently no new townhouse developments. The townhouses are suitable for those who cannot afford traditional housing.

The development features a collection of 18 boutique three-bedroom townhouses blending contemporary living and hinterland charm.

Comprising of 18 two-level residences, 'Beerwah Terraces' will provide a high-standard of residential living with quality fixtures and fittings within walking distance of the thriving town township.

These featured packed terraces include one master bedroom with ensuite, two bathrooms and a powder room and a two car garage.

Other highlights include quality stone bench tops in the kitchen and bathrooms, high-end stainless-steel appliances, hardwood timber stairs, ducted air-conditioning, ceiling fans and high 2.55m ceilings to accentuate light and space.

Investors will be pleased with the anticipated rental return of up to \$650 per week, based on current market conditions.

With completion for the townhouses expected for Q1 2024, this is a unique opportunity for investors to purchase a superior property in a growth market.



\$620-\$650

Rental per week

\$615,000

Priced from \$615,000

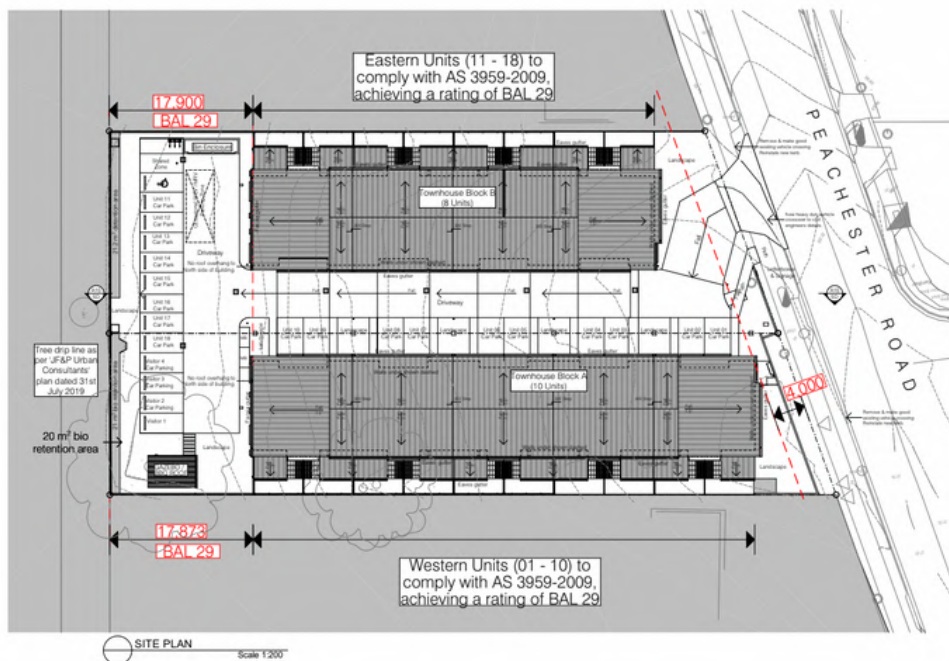
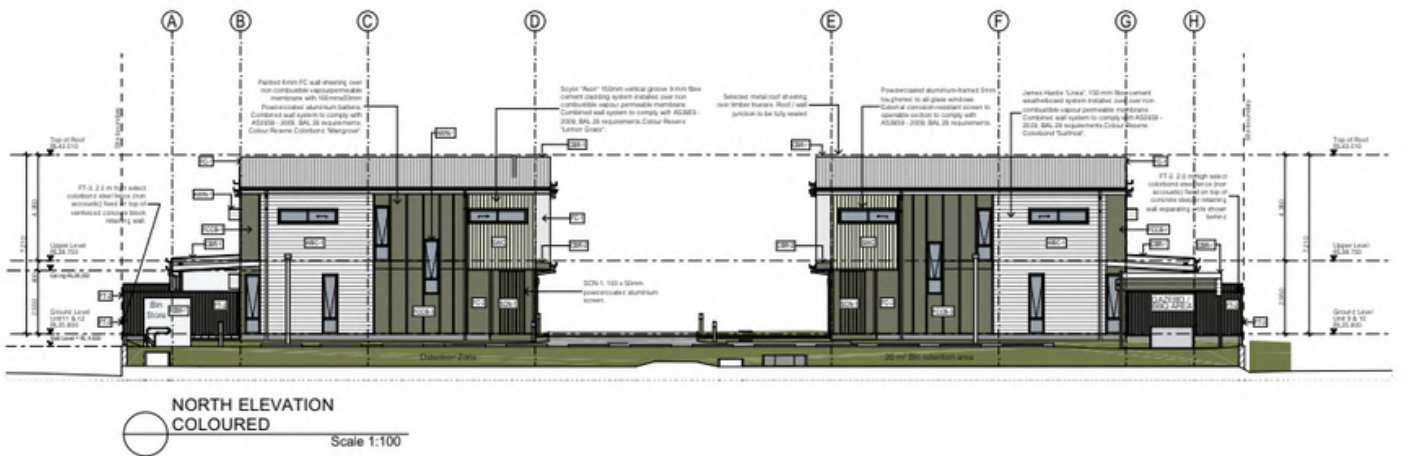
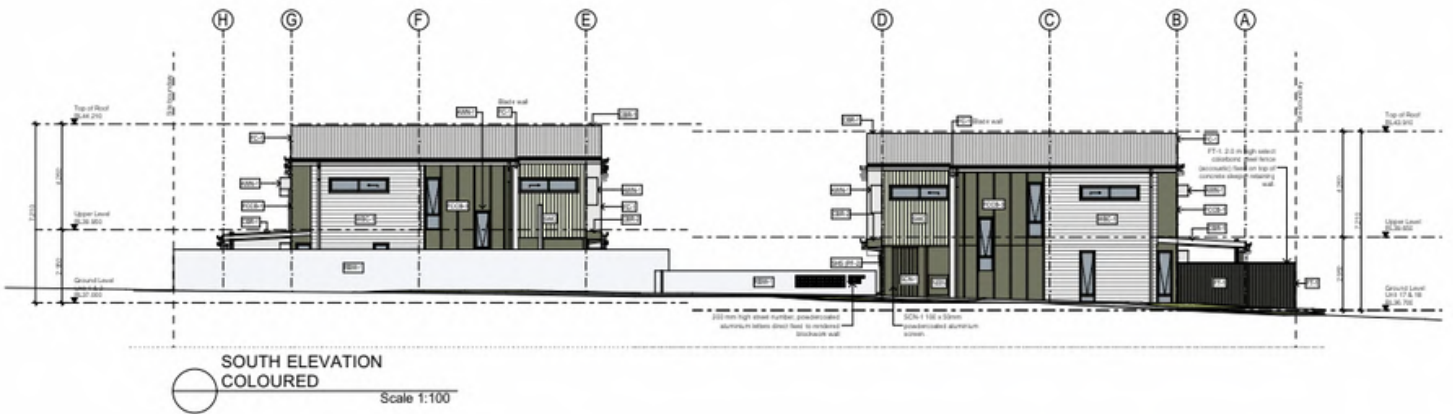
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Bedroom townhouses

18

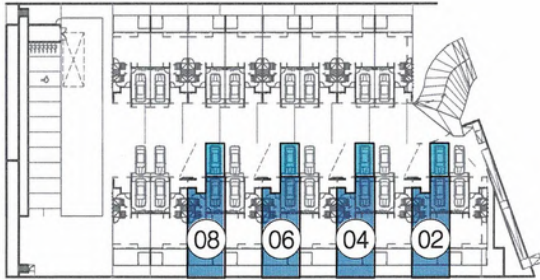
Boutique homes

Site Plan: Great Access and Amenities



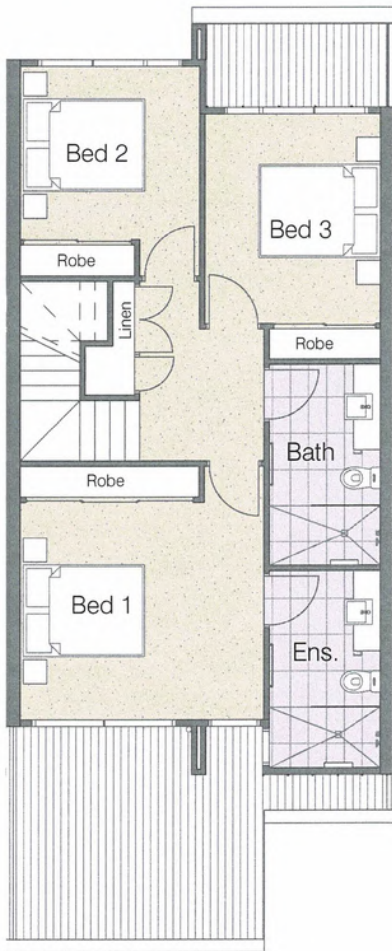
Floor Plans: Beerwah Terraces

KEY PLAN



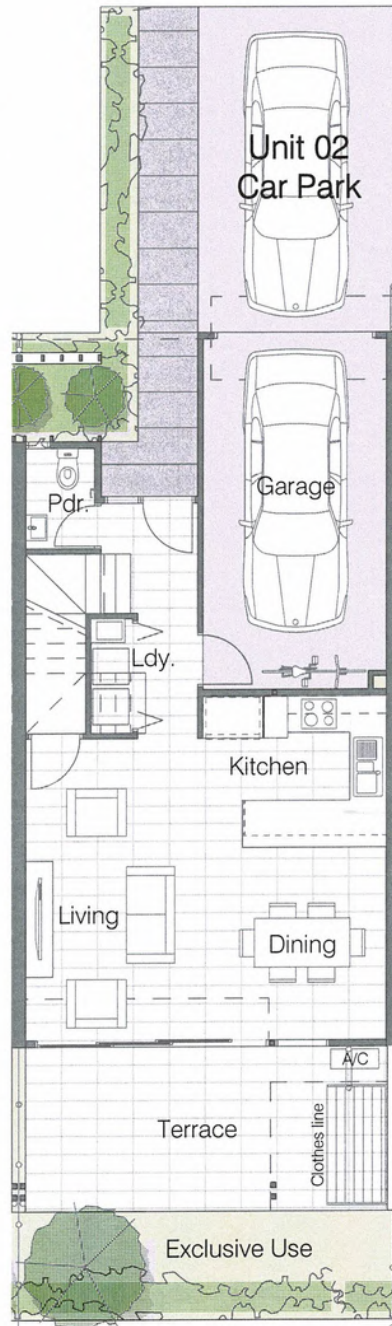
AREAS

INTERNAL - GROUND	-	48.0 m ²
INTERNAL - UPPER	-	68.5 m ²
GARAGE	-	19.5 m ²
TERRACE	-	17.0m ²
CAR SPACE 1	-	17.5 m ²
EXCLUSIVE USE	-	11.5 m ²



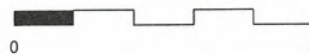
LEVEL 1

TOWNHOUSE (02) (04) (06) (08)



GROUND FLOOR

Plans shown are the current design and are subject to change. Changes may include, but not necessarily be limited to:
 (a) The size of the unit or part of a unit including balconies, terraces and courtyards etc. may change by up to 5%.
 (b) The location of fixtures and fittings may be changed by the Developer to meet construction requirements or due to the unavailability of a product (however the new product or location will not adversely affect the use of functionality of the unit).
 (c) Furniture shown is indicative and not included.

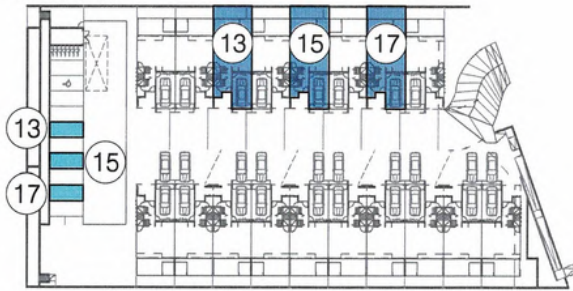


ISSUE DATE - 26/11/2021

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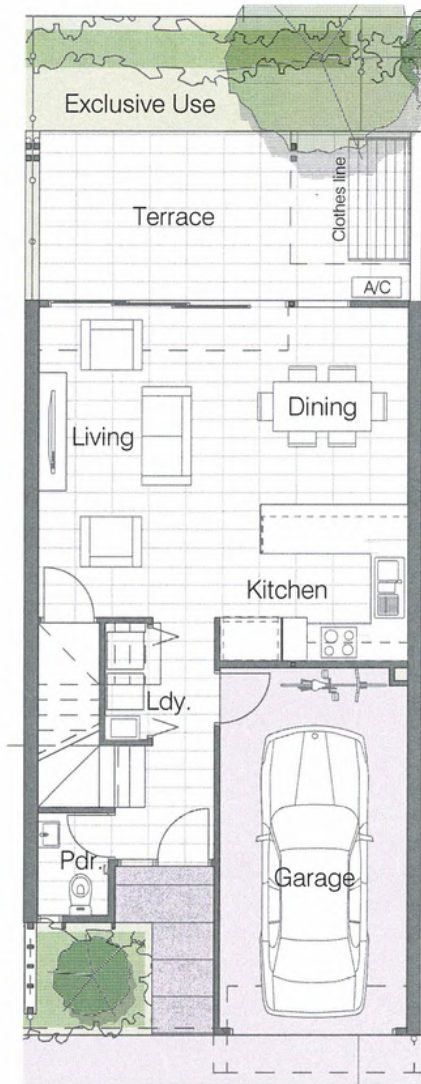
Floor Plans: Beerwah Terraces

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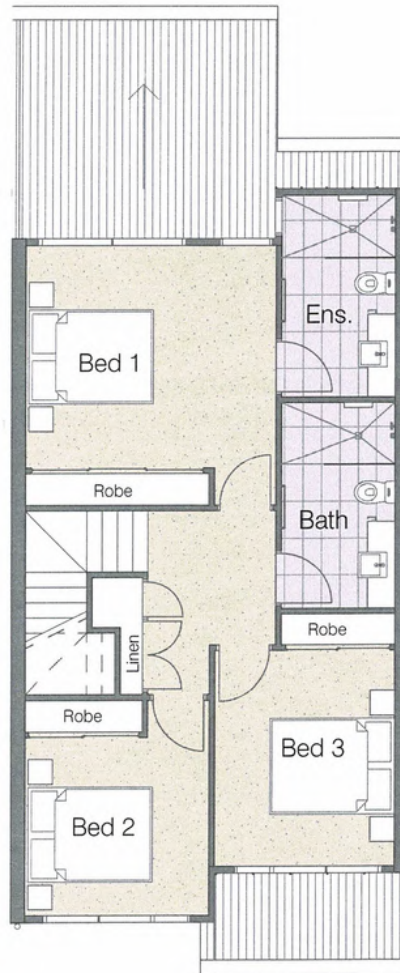


AREAS

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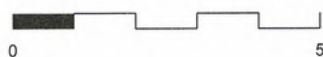
GROUND FLOOR



LEVEL 1

TOWNHOUSE 13 15 17

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 (c) Furniture shown is indicative and not included.



Interior Views: Beerwah Terraces



Exterior Views: Beerwah Terraces



Site Views: May 2023

The site is a flat site with a slight elevation. Construction for Beerwah Terraces is expected to complete in Q1 2024. We are very confident in the builders for the townhouses and their adherence to timeframes of completion. View the photo gallery below to see the site views as at May 2023.



Site Street Views: May 2023

Boasting proximity to local shops, schools and transport, the townhouses are well-positioned in the heart of Beerwah, located a short 6-7 minute walk from Beerwah Marketplace and Train Station. View the photo gallery below to see the site street views.



Inclusions: Beerwah Terraces

GENERAL WALLS

External - Generally fibre cement cladding, painted and finished to specification.

Internal - Generally stud partition walls, plasterboard lined and painted, finished with 55mm cove cornice. Party walls between lots - fire rated and acoustically treated to NCC requirements.

WINDOWS & EXTERNAL DOORS

Powdercoated fixed or sliding aluminium windows and doors. Timber framed entry door with smoked glass feature panel, paint finish.

FLOOR FINISHES

Selected ceramic tiles throughout living areas with outdoor grade tiles to Terrace and Entry.
Selected carpet with underlay to upper level & bedrooms.

CEILINGS

Generally plasterboard lined and painted. 2550mm to living and bedrooms

ARCHITRAVES

Timber with paint finish.

SKIRTING

Timber with paint finish.

PAINT

Ceilings and walls will be finished in low sheen acrylic.

STAIRS

Hardwood timber stairs and handrail sealed to specification.

KITCHEN APPLIANCES

European designed appliances, multi-function electric oven, electric touch control 4-burner electric cooktop, retractable range hood and stainless steel dishwasher.

POWDER ROOM

Wall Basin - white vitreous china with ceramic tile splashback.

Tapware - water efficient chrome mixers tap.

Toilets - Selected dual-flush ceramic toilet with soft close seat.

Floors - Selected ceramic tile.

Walls - Ceramic skirting tile on plasterboard wall lining, paint finish.

BEDROOMS

Floors - Selected wool-blend carpet with underlay to bedrooms.

Robes - 2100mm built-in robes with mirrored sliding doors. Hat shelf with hanging rail, drawers and shelving.

KITCHEN BENCHTOPS

20mm reconstituted stone.

KITCHEN JOINERY

Cupboards and drawers with laminate timber and coloured finish. White melamine finish internally. Handles to specification.

KITCHEN SINK

1.25 stainless steel sink, left or right hand/bowl to suit townhouse layout.

KITCHEN TAPWARE

Selected chrome high curve sink flick mixer.

KITCHEN SPLASHBACK

Select ceramic tiles in horizontal pattern.

BATHROOM/ ENSUITE

Benchtop - 20mm reconstituted stone with ceramic tile splashback.

Joinery - 2 door vanity unit with laminate timber finish.

Basin - white vitreous china.

Tapware - water efficient chrome mixers and shower roses.

Toilets - Selected dual-flush ceramic toilet with soft close seat.

Floors - Selected ceramic tile.

Walls - Ceramic wall tiles to 2100mm in shower recess and ceramic skirting tile to remainder on fibre cement wall lining, paint finish.

Showerscreen - 2100mm high clear glass with semi-frameless aluminium top and bottom rail with chrome finish plus frameless pivot door.

LAUNDRY

Floors - Selected ceramic tiles.

Walls - Ceramic Skirting tiles on fibre cement wall lining, paint finish.

Laundry Tub - Slimline stainless steel tub with chrome mixer tap and chrome washing machine taps. Ceramic splashback to laundry tub.

Joinery - Overhead 2 door cabinet.

Laundry doors - 2100 Aluminium framed vinyl faced stacking sliding doors.

CLOTHES DRYER/ CLOTHES LINE

External powdercoated clothes line.

ELECTRICAL

Feature Lighting - Pendant Light above stair and kitchen bench.

TV points - Living area and all bedroom.

Ceiling Fans - To all bedrooms.

COMMUNICATIONS

NBN connectivity.

AIR-CONDITIONING

Reverse cycle, ducted air-conditioning to Living area and ALL Bedrooms.

SERVICES

Hot water - Individual electric hot water system to each townhouse.

GARAGE

Remote operated powdercoated panel lift door.

Body Corporate Fees: Beerwah Terraces

Income:

Administrative Fund Levies	\$ 18,000.00
Total Income	<u>\$ 18,000.00</u>

Expenditure

Bank Charges	\$ 100.00
Body Corporate Management	\$ 3,240.00
Body Corporate Management - Add	\$ 500.00
Caretaker	\$ 3,500.00
Community Power	\$ 2,000.00
Disbursements	\$ 1,260.00
Insurance	\$ 4,020.00
Pest Control	\$ 250.00
Prepare Tax Return	\$ 250.00
Repairs & Maintenance - Building	\$ 500.00
Repairs & Maintenance - Electrical	\$ 250.00
Repairs & Maintenance - Plumbing	\$ 500.00
Total Expenditure	<u>\$ 16,370.00</u>

Surplus/Deficit	<u>\$ 1,630.00</u>
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Sinking Fund Budget

Income:

Sinking Fund Levies	\$ 21,600.00
Total Income	<u>\$ 21,600.00</u>

Expenditure

Contingency	\$ 5,000.00
Total Expenditure	<u>\$ 5,000.00</u>
Surplus/Deficit	<u>\$ 16,600.00</u>

Cash Flow Analysis: Beerwah Terraces



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INVESTMENT PROPERTY CALCULATOR 2022 - 2023 FINANCIAL YEAR

Beerwah Terraces Sunshine Coast QLD : 3 bed, 2.5 bath, 2 car Townhome

PURCHASE DETAILS

Purchase Price	\$ 615,000
Deposit Amount	\$ 61,500
Borrowed	\$ 553,500
Conveyancing Fees	\$ 2,232
Stamp Duty (click here to estimate)	\$ 20,700
Transfer & Mortgage Registration Fee	\$ 2,142
Loan Interest Rate	5.40%

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 630
Annual Rental Income	\$ 32,760
Gross Income	\$ 132,760
Less Deductions	\$ 51,977
New Taxable Income	\$ 80,783

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

Enter expected year-on-year capital growth here

CAPITAL GROWTH PROJECTIONS		
Year	Property Value	Annual Growth
1	\$651,900	\$ 36,900
2	\$691,014	\$ 39,114
3	\$732,474.84	\$ 41,461
4	\$776,423	\$ 43,948
5	\$823,008.73	\$ 46,585
Total		\$ 208,009

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 2,280
Landlord Insurance	\$ 450
Property Management Rate	8.50%
Property Management Fees Total	\$ 2,785
Loan Interest Paid	\$ 29,889
Total Cash Expenses	\$ 38,204

TAX DEDUCTIONS

Cash Expenses	\$ 38,204
Depreciation (1 Year Estimate)	\$ 13,345
Borrowing Costs	\$ 428
Total	\$ 51,977

TAX COMPARISON

Tax Payable without Property	\$ 24,497
Tax Payable with Property	\$ 17,801
Tax Savings	\$ 6,696

PRE TAX CASH FLOW - \$5,444 per year
 - \$105 per week

POST TAX CASH FLOW +\$1,252 per year
 +\$24 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection
5.33% Gross Rental Yield
11.33% Annual Gross Return on Investment (ROI)

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

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DISCLAIMER: Cameron Bird 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 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 Cameron Bird, you will need to make your own enquiries. The Medicare levy is excluded from the tax calculations because of the many variations, income thresholds and exclusions to it.

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 author Cameron Bird on 07 3871 2500 or email us at the email address at the top of this page. We are happy to help you in your wealth creation program.

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Rental Appraisal: Beerwah Terraces



☎ 0407 127 072
✉ Kristy@ontrendpropertygroup.com.au
🌐 www.ontrendpropertygroup.com.au
📦 PO Box 1625
📍 Mooloolaba QLD 4557

Monday, 08 May 2023

Welcome to OnTrend Property Group
and thank you for your consideration in our Real Estate services.

RE: Rental Appraisal – Beerwah Terraces – Peachester Road, Beerwah

After careful research and consideration of current market conditions, I have accessed your property and believe the following to be an accurate and achievable rent.

3 Bedroom / 2.5 Bathroom / 1 Accommodation \$620 - \$650 per week

OnTrend Property Group certainly pride themselves on unique personalised client services, to all our clients. We value your business and look forward to assisting you further. For all enquiries, please contact me anytime.

[OnTrend Property Group Real Estate Services - Residential Property Management/ Sales / Commercial Management](#)

Kind regards

A handwritten signature in blue ink, appearing to read "Kristy Sloan".

Kristy Sloan
Director, OnTrend Property Group
0407 127 072
kristy@ontrendpropertygroup.com.au
www.ontrendpropertygroup.com.au

Disclaimer:
This appraisal has been solely prepared for the information for the client and not for any third party. Although every care has been taken the appraisal is an opinion only. This appraisal is an estimate only and can fluctuate during the year, due to this we do not take any responsibility for the possible changes.

Rental Appraisal



Appraisal Date: 4th May 2023
PROPERTY ADDRESS: 'Beerwah Terraces'
68 – 70 Peachester Road, Beerwah
PERMENANT RENTAL: \$600.00 per week – \$640.00 per week each
PROPERTY DETAILS: 3  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing homes for investors, we are one of Australia's leading property management companies, managing properties in throughout Australia.

Warm regards,

Bradley Peet
Director
Coronis – Bradley Peet
E: bradley.peet@coronis.com.au
P: +61 407 114 611
W: www.coronis.com.au

All together – We've got this!

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given, and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three month to ascertain and ensure it remains current. All properties are assumed to meet council approvals and regulations.

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Brakalmik Investments Pty Ltd T/as Coronis – Bradley Peet ABN 45 278 255 812

The Next Step

Expression Of Interest

Ready to take the next step in growing your property portfolio?

The Expression of Interest form is used to formally remove your preferred property from the market. This allows you additional time to complete your due diligence without running the risk of losing your preferred lot.

A \$1,000 fully refundable deposit is paid into the developer's trust account. Once the EOI is received and payment of the \$1,000 has been confirmed, your preferred property is formally removed from the market and reserved for you. This form is not a binding contract and does not obligate the purchaser, developer or building in anyway, however, it does express the purchaser's sincere intent to proceed with the purchase. If for any reason you decide not to proceed with the purchase (until the contract is unconditional) the \$1,000 will be refunded in full.

To express interest, please download the EOI form and complete it with your details on the following page, then scan it back to info@cameronbird.com.au and we will be in contact soon.

We are here to support you throughout the entire purchase and can arrange both physical and virtual inspections of our recommended properties.

**Deposit Account:
Amount: \$1,000.00
To: Roman Trust Account
BSB: 084-004 Acc: 83-172-7390**

[Download Editable EOI Form](#)

**Contact us with your queries on (07) 3871 2500
or email info@cameronbird.com.au**



Expression of Interest Form

The Cameron Bird Group

PROPERTY DETAILS

Development Name/
Address

Lot No. Price (AUD)

Holding Deposit Deposit Method

PURCHASER DETAILS

Please provide full name(s) of all purchaser(s). If purchasing in a trust/company/SMSF, please state its full legal name.

Address

Suburb State Postcode

Mobile Mobile

Email Email

Is the purchaser a foreign buyer? Is the purchaser FIRB eligible?

The purchaser is... an Owner/Occupier an Investor a Trust/Company/SMSF

SOLICITOR/CONVEYANCER DETAILS

Company

Contact

Email

Phone

Address

Cameron Bird Group to recommend solicitor

Any Special requests?

Consultant Name Date

The Expression of Interest form is used to formally remove your preferred property from the market. This allows you further time to complete your due diligence without running the risk of losing your preferred lot. It 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 them, the property will be placed back on the open market and any deposit monies refunded.

In order to secure your chosen property you are required to pay a refundable holding deposit (value stated above).

Holding deposit account details:

I/we have paid the holding deposit

Please complete and save this form before emailing to info@cameronbird.com.au
[Click here for an online version](#)



Our Process

From EOI to Settlement

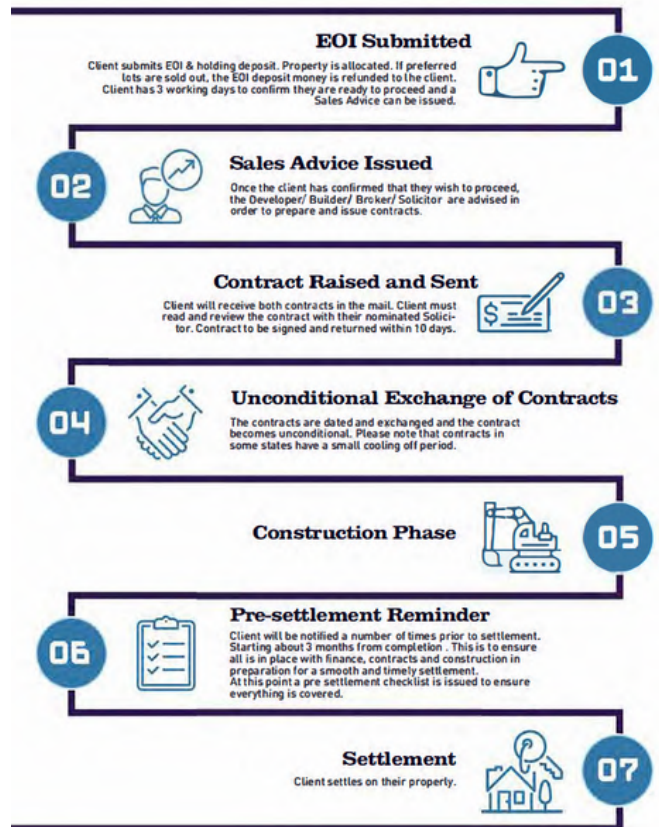
After your EOI has been accepted and the property has been secured on your behalf, we ask the vendor to arrange a contract to be drawn up, and after that's checked and signed by both parties, an unconditional exchange takes place.

There is a standard process to be followed, but each property transaction is unique and may vary slightly.

Between exchange and settlement, several things need to happen including any final due diligence, ensuring finance is correct and that the property is in good order and ready for settlement.

From choosing paint colours to managing enquiries from banks, solicitors, prospective tenants and property managers - and anything else that comes up - we'll be right there with you.

After over 40 years in the business, we know how to walk you through the potential myriad of questions that may need resolving along the way.



[Download Editable EOI Form](#)

Connect with an Expert

Make the next step

If you would like to learn more or if you are ready to make the next step in securing an investment property, don't hesitate to get in touch. With over 40 years of experience in investment property, we have the expertise to help you grow your property portfolio.

Call (07) 3871 2500
Email: info@cameronbird.com.au

Book a call

Forecasts and estimations have been based on research completed by The Cameron Bird Group. Please get in touch with our office to discuss our research in more detail. Please also consult your accountant to review your 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 external property agents.





www.cameronbird.com.au
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(07) 3871 2500