

Ascot Village Mews

Executive COMPLETED Two and Three Bedroom Townhouses
Average Price \$420,0000

Expected Weekly Return \$400.00 Plus



Location

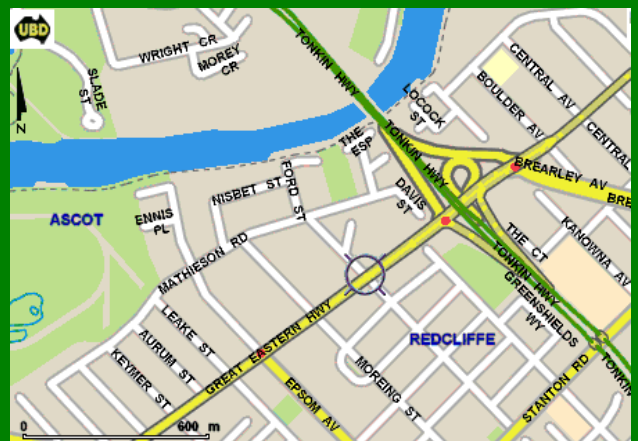
- 7 kilometres from Perth CBD
- 5 Minutes from Perth's Domestic and International Airport
- 2 Street Blocks from Perth's famous Swan River
- 10 minutes from Burswood Casino, Ascot Racetrack and many of Perth's major attractions

Reasons to invest in Perth

- Highest population growth in Australia
- Booming economy
- Property increased in value by over 60% between 2005 and 2007, and whilst they have steadied in 2008-are predicted to rise sharply again by 2010 given the HUGE pent-up demand
- Perth property is now close to the most valuable in Australia.
- Rising construction prices is continually pushing up prices

Ascot Village Mews

- Luxury 4 and a half star Split Level Townhouses in the middle of WA's Booming economy
- VERY price competitive
- 30 COMPLETED Two and Three Bedroom Townhouses set in a secure (tranquil) environment
- Gated access
- Assisted living concept facilitated through on-site reception and Management Right facilities
- situated on the North Western Side of the Great Eastern Highway
- Townhouses equipped with Dishwashers, Window Treatments and Dryers (Ready for owner occupation or to be tenanted)
- Very high demand for both furnished or unfurnished tenancy
- 50% of townhouses have excellent city views



For Enquiries Contact

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"tomorrow made secure"



REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:

Ascot Master Fully Furnished

30% Income Bracket

Average Price Two Bedroom Apartment FULLY F

START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 440,000.00	\$ 575,062.40	\$ 751,583.56
Weekly Rent \$	\$ 507.69	\$ 602.98	\$ 716.15
Annual Yield %	6.00%	7.13%	8.46%

INCOME AND EXPENDITURE FOR TAX PURPOSES

Actual Annual Expenditure (Yearly Amounts)\$

Interest on Loan	\$ 29,589.17	\$ 28,867.65	\$ 27,993.61
Rates	\$ 900.00	\$ 1,068.92	\$ 1,269.54
Provision For Maintenance	\$ 500.00	\$ 593.84	\$ 705.30
Land Tax	\$ -	\$ -	\$ -
Furniture Replacement	\$ 1,560.00	\$ 3,551.75	\$ 4,218.37
Body Corporate	\$ 3,000.00	\$ 3,563.06	\$ 4,231.80
TOTAL Actual Annual Exp	\$ 35,549.17	\$ 37,645.22	\$ 38,418.61

Other Allowable Expenditure (Yearly Amounts)\$

Depn Furniture/Fittings	\$ 14,652.00	\$ 5,432.08	\$ 2,013.89
Insp Travel Expenses	\$ 1,500.00	\$ 1,781.53	\$ 2,115.90
Depn Building Costs	\$ 12,320.00	\$ 12,320.00	\$ 12,320.00
Ded for Initial Expenses	\$ 233.80	\$ -	\$ -
TOTAL Other Allowable Expenditure	\$ 28,705.80	\$ 19,533.61	\$ 16,449.79
TOTAL ALL DEDUCTIONS	\$ 64,254.97	\$ 57,178.83	\$ 54,868.40

Income (Yearly Amount)\$

Gross Annual Rent	\$ 26,400.00	\$ 31,354.92	\$ 37,239.81
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Tax Situation (Yearly Basis)

Taxable Loss	\$ 37,854.97	\$ 25,823.91	\$ 17,628.59
TAX REFUND	\$ 11,924.32	\$ 8,134.53	\$ 5,553.01

OVERALL POSITION FOR THIS INVESTMENT \$

Nett Annual Income	\$2,775	\$1,844	\$4,374
Net Weekly Income	\$53	\$35	\$84
Cumulative Appreciation	\$0	\$135,062	\$311,584

ASSUMPTIONS USED THROUGHOUT ANALYSIS

Own Funds Used As A Deposit:	\$ 2,000.00
Own Funds Used To Pay Initial Costs:	\$ -
TOTAL INITIAL OUTLAY:	\$ 2,000.00
Initial Costs That Can be Written Off:	\$ 1,169.00
Estimated Initial Costs:	\$ 17,219.00
LRV Ratio ie: Loan/Value	103%
Tax Rate Used For This Investment	31.50%
Estimated Annual Increase in CPI	0.04%
Annual Interest Rate for Borrowed Funds:	6.50%
Amount of the Loan Paid Off Over 10 Years	\$ 24,548.08
Start Amount Depn of Furniture and Fittings:	\$ 81,400.00
Estimated Annual Increase In Property Price: %	0.06%
Starting Amount For Depn of Building Costs:	\$ 308,000.00

Disclaimer

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