

Cairns Central Plaza Apartment Hotel

4 Apartments For Sale - 90% Sold

- High Yield Returns - Strong Capital Growth



4.5 STAR Facilities

- Spacious apartments
- Rooftop Swimming pool, Spa & BBQ area
- Gymnasium
- Managers live onsite
- Boardroom and conference facilities
- Restaurant, Bar & Cafe
- Day Spa
- Secure undercover parking

Cairns Central Plaza Offers:

- Brand new 2 bedroom dual key apartments & 2 bedroom 'Sub Penthouse' apartments
- Cash Flow Positive returns
- Strong anticipated Capital Growth
- **6.50 % return over 3 year rental guarantee**
- + 9.00% predicted return after rental guarantee
- Maximum taxation benefits

Property Description

- '4.5 STAR' Apartment Hotel, commercial, retail and residential complex
- CBD location **Opposite Cairns Central Shopping Centre**
- Close proximity to restaurants, bars, the retail district and public transport
- Apartments have large balconies and views of the ocean and emerald green hinterland

Commercial Premises also available



Enquiries

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Availability

Apartment	Type	Size Internal m ²	Size External m ²	Price	Average Return Over Guarantee
502	2 bed dual key	84	17	\$395,000	6.50%
806	2 bed dual key	80	26	\$405,000	6.50%
1105	Sub Penthouse	84	27	\$440,000	6.00%
1106	Sub Penthouse	80	24	\$460,000	6.00%

Summary Projection

REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:			
Cairns Central Plaza	30% Income Bracket	Apartment 806	
START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 405,000.00	\$ 516,894.03	\$ 659,702.32
Weekly Rent \$	\$ 486.78	\$ 864.57	\$ 1,026.84
Annual Yield %	6.25%	11.10%	13.18%
INCOME AND EXPENDITURE FOR TAX PURPOSES			
Actual Annual Expenditure (Yearly Amounts)\$			
Interest on Loan	\$ 20,948.78	\$ 18,512.69	\$ 13,509.52
Rates	\$ 1,000.00	\$ 1,159.27	\$ 1,343.92
Provision For Maintenance	\$ 600.00	\$ 695.56	\$ 806.35
Land Tax	\$ -	\$ -	\$ -
Furniture Leasing Fee	\$ 1,560.00	\$ 3,491.05	\$ 4,047.09
Body Corporate	\$ 3,100.00	\$ 3,593.75	\$ 4,166.14
TOTAL Actual Annual Exp	\$ 27,208.78	\$ 27,452.33	\$ 23,873.02
Other Allowable Expenditure (Yearly Amounts)\$			
Depn Furniture/Fittings	\$ 9,112.50	\$ 3,378.37	\$ 1,252.50
Insp Travel Expenses	\$ 1,500.00	\$ 1,738.91	\$ 2,015.87
Depn Building Costs	\$ 11,340.00	\$ 11,340.00	\$ 11,340.00
Ded for Initial Expenses	\$ 230.30	\$ -	\$ -
TOTAL Other Allowable Expenditure	\$ 22,182.80	\$ 16,457.28	\$ 14,608.37
TOTAL ALL DEDUCTIONS	\$ 49,391.58	\$ 43,909.61	\$ 38,481.39
Income (Yearly Amount)\$			
Gross Annual Rent	\$ 25,312.50	\$ 44,957.63	\$ 53,395.56
Tax Situation (Yearly Basis)			
Taxable Loss	\$ 24,079.08	\$ (1,048.02)	\$ (14,914.17)
TAX REFUND	\$ 7,584.91	\$ (330.13)	\$ (4,697.96)
OVERALL POSITION FOR THIS INVESTMENT \$			
Nett Annual Income	\$5,689	\$17,175	\$24,825
Net Weekly Income	\$109	\$330	\$477
Cumulative Appreciation	\$0	\$111,894	\$254,702
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:	\$ 1,151.50		
Estimated Initial Costs:	\$ 15,976.50		
LRV Ratio ie: Loan/Value	103%		
Tax Rate Used For This Investment	31.50%		
Estimated Annual Increase in CPI	0.03%		
Annual Interest Rate for Borrowed Funds:	5.00%		
Amount of the Loan Paid Off Over 10 Years	\$ 148,786.04		
Start Amount Depn of Furniture and Fittings:	\$ 50,625.00		
Estimated Annual Increase In Property Price: %	0.05%		
Starting Amount For Depn of Building Costs:	\$ 283,500.00		

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