

# Toowoomba Central Plaza Apartment Hotel

## Apartments For Sale - 85% Sold

### - High Yield Returns - Strong Capital Growth



#### 4.5 STAR Facilities

- Spacious apartments & Penthouse residences
- Heated Swimming pool, Spa & BBQ area
- Gymnasium
- Managers live onsite
- Board room and conference facilities
- Campari Restaurant & Cafe
- Ella Baché Day Spa
- Secure undercover parking and access

#### Toowoomba Central Plaza Offers:

- 4.5 STAR Fully Furnished Apartments & Penthouse Residences
- Cash Flow Positive returns
- Strong anticipated Capital Growth
- **Initial 6.25% return, up to 5 year guarantee**
- +8% predicted returns after rental guarantee
- Maximum tax benefits

#### Property Description

- Voted 'Best Accommodation 2008 - 2009' in the Annual Regional Excellence Awards
- 4.5 STAR Apartment Hotel, commercial, retail and residential complex
- CBD location Opposite Toowoomba Town Hall
- Close proximity to restaurants, bars, the retail district and public transport
- Apartments have large balconies and city views

#### Commercial Premises also Available



#### Enquiries

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## Availability

Apartment	Size (m <sup>2</sup> ) Internal	Size (m <sup>2</sup> ) External	Price
301	100	105	\$455,000
804	100	21	\$480,000
807	89	10	\$410,000
809	82	11	\$405,000

## Summary Projection

REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:			
Toowoomba Central Plaza RESIDENTIAL 30% Income Bracket Unit 809			
START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 405,000.00	\$ 529,318.80	\$ 691,798.51
Weekly Rent \$	\$ 486.78	\$ 714.18	\$ 827.93
Annual Yield %	6.25%	9.17%	10.63%
<b>INCOME AND EXPENDITURE FOR TAX PURPOSES</b>			
<b>Actual Annual Expenditure (Yearly Amounts)\$</b>			
Interest on Loan	\$ 27,233.41	\$ 25,738.78	\$ 22,879.74
Rates	\$ 900.00	\$ 1,043.35	\$ 1,209.52
Provision For Maintenance	\$ 500.00	\$ 579.64	\$ 671.96
Land Tax	\$ -	\$ -	\$ -
Furniture Leasing Fee	\$ 1,560.00	\$ 3,491.05	\$ 4,047.09
Body Corporate	\$ 3,000.00	\$ 3,477.82	\$ 4,031.75
<b>TOTAL Actual Annual Exp</b>	<b>\$ 33,193.41</b>	<b>\$ 34,330.64</b>	<b>\$ 32,840.06</b>
<b>Other Allowable Expenditure (Yearly Amounts)\$</b>			
Depn Furniture/Fittings	\$ 9,841.50	\$ 3,648.64	\$ 1,352.69
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	\$ -	\$ -
<b>TOTAL Other Allowable Expenditure</b>	<b>\$ 22,911.80</b>	<b>\$ 16,727.55</b>	<b>\$ 14,708.57</b>
<b>TOTAL ALL DEDUCTIONS</b>	<b>\$ 56,105.21</b>	<b>\$ 51,058.19</b>	<b>\$ 47,548.63</b>
<b>Income (Yearly Amount)\$</b>			
<b>Gross Annual Rent</b>	<b>\$ 25,312.50</b>	<b>\$ 37,137.49</b>	<b>\$ 43,052.53</b>
<b>Tax Situation (Yearly Basis)</b>			
Taxable Loss	\$ 30,792.71	\$ 13,920.70	\$ 4,496.11
<b>TAX REFUND</b>	<b>\$ 9,699.70</b>	<b>\$ 4,385.02</b>	<b>\$ 1,416.27</b>
<b>OVERALL POSITION FOR THIS INVESTMENT \$</b>			
Nett Annual Income	\$1,819	\$7,192	\$11,629
Net Weekly Income	<b>\$35</b>	<b>\$138</b>	<b>\$224</b>
Cumulative Appreciation	\$0	\$124,319	\$286,799
<b>ASSUMPTIONS USED THROUGHOUT ANALYSIS</b>			
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:	6.50%		
Amount of the Loan Paid Off Over 10 Years	<b>\$ 66,980.46</b>		
Start Amount Depn of Furniture and Fittings:	\$ 54,675.00		
Estimated Annual Increase In Property Price: %	0.06%		
Starting Amount For Depn of Building Costs:	\$ 283,500.00		

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