

Ascot Village Mews - Perth

2 & 3 Bedroom Townhouses For Sale

- High Yield Returns - Strong Capital Growth



Property Description

- Spacious residences (greater than 155m²)
- Exclusive complex, 38 serviced apartments,
- 16 stage 1 & 32 final stage townhouses
- Stage 1 townhouses & serviced apartments are completely sold

Facilities

- 25 metre Swimming pool & BBQ area
- Managers live onsite
- Gated community



Enquiries

Alison Knell: 0414 739 891,
alison@primeinvestment.com.au

Chris Novak: 0416 054 811,
chris.novak@primega.com.au

Prime Property Investment:

07 3262 6999, 1300 723 630

www.primeinvestment.com.au

Ascot Village Offers:

- Brand new 2 & 3 bedroom townhouses
- **6.25% average return over 3 yr guarantee**
- Strong anticipated Capital Growth
- **Average price of \$ 420,000**
- Ideal for investment or owner occupier
- **Secured tenants**
- Maximum taxation benefits
- Furnished and unfurnished options available

Location

- 308 - 318 Great Eastern Highway Ascot
- 7 kilometres from Perth CBD
- 5 Minutes from Perth's Domestic and International Airport
- Only development of its kind in the area
- Easy walking distance to Swan River
- Close to public transport and schools



Availability

Apartment	Type	Price	Average Return
59	Two Bed, Two Bath	\$385,000	6.25%
65	Three Bed, Two Bath	\$425,000	6.25%

Summary Projection

REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:			
Ascot Master Fully Furnished	30% Income Bracket	Average Price Two Bedroom Apartment	
START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 385,000.00	\$ 491,368.40	\$ 627,124.43
Weekly Rent \$	\$ 444.23	\$ 514.99	\$ 597.01
Annual Yield %	6.00%	6.96%	8.06%
INCOME AND EXPENDITURE FOR TAX PURPOSES			
Actual Annual Expenditure (Yearly Amounts)\$			
Interest on Loan	\$ 19,913.28	\$ 18,518.04	\$ 17,031.06
Rates	\$ 900.00	\$ 1,043.35	\$ 1,209.52
Provision For Maintenance	\$ 500.00	\$ 579.64	\$ 671.96
Land Tax	\$ -	\$ -	\$ -
Furniture Replacement	\$ 1,560.00	\$ 3,491.05	\$ 4,047.09
Body Corporate	\$ 3,000.00	\$ 3,477.82	\$ 4,031.75
TOTAL Actual Annual Exp	\$ 25,873.28	\$ 27,109.90	\$ 26,991.38
Other Allowable Expenditure (Yearly Amounts)\$			
Depn Furniture/Fittings	\$ 12,820.50	\$ 4,753.07	\$ 1,762.15
Insp Travel Expenses	\$ 1,500.00	\$ 1,738.91	\$ 2,015.87
Depn Building Costs	\$ 10,780.00	\$ 10,780.00	\$ 10,780.00
Ded for Initial Expenses	\$ 228.30	\$ -	\$ -
TOTAL Other Allowable Expenditure	\$ 25,328.80	\$ 17,271.98	\$ 14,558.03
TOTAL ALL DEDUCTIONS	\$ 51,202.08	\$ 44,381.89	\$ 41,549.41
Income (Yearly Amount)\$			
Gross Annual Rent	\$ 23,100.00	\$ 26,779.23	\$ 31,044.47
Tax Situation (Yearly Basis)			
Taxable Loss	\$ 28,102.08	\$ 17,602.65	\$ 10,504.94
TAX REFUND	\$ 8,852.15	\$ 5,544.84	\$ 3,309.06
OVERALL POSITION FOR THIS INVESTMENT \$			
Nett Annual Income	\$6,079	\$5,214	\$7,362
Net Weekly Income	\$117	\$100	\$142
Cumulative Appreciation	\$0	\$106,368	\$242,124
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:	\$ 1,141.50		
Estimated Initial Costs:	\$ 15,266.50		
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	\$ 57,645.32		
Start Amount Depn of Furniture and Fittings:	\$ 71,225.00		
Estimated Annual Increase In Property Price: %	0.05%		
Starting Amount For Depn of Building Costs:	\$ 269,500.00		

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