

# 3 Bedroom Penthouse 4110 For Sale

'Blue Chip' Investment Opportunity - Only **\$345,000**

**5.25%** Average Return - **3 Year** Rental Guarantee



## 4.5 STAR Luxury

- Spacious Penthouse
- Large balcony
- Panoramic views of the ocean
- Heated swimming pool, relaxation pool  
spa & BBQ area
- Restaurant & Bar
- Managers live onsite
- Secure undercover parking and access

## Penthouse 4110 Delivers:

- **4.5 STAR** 3 bedroom 2 bathroom dual key penthouse
- Excellent capital growth potential
- Strong returns: **Dual Key = Dual Income**
- **5.25%** average return over 3 year **rental guarantee**
- Maximum tax benefits
- Long-term tenant ( Central Apartment Group)  
= **ZERO** management fees + **ZERO** vacancy
- Close proximity to retail outlets, public transport  
King, Currimundi and Dicky Beach



## Enquiries

Caloundra Central Sales Manager:

**Alison Knell:** 0414 739 891

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# Availability

Apartment	Description	Total Size (m <sup>2</sup> )	Price \$
4110	3 bedroom 2 bathroom Luxury Penthouse with ocean views	102	<b>345,000</b>

## Summary Projection

REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:			
Caloundra Central Apartment Hotel	30% Income Bracket	Apartment 4110	
START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 345,000.00	\$ 461,687.82	\$ 617,842.46
Weekly Rent \$	\$ 331.73	\$ 436.75	\$ 506.31
Annual Yield %	5.00%	6.58%	7.63%
<b>INCOME AND EXPENDITURE FOR TAX PURPOSES</b>			
<b>Actual Annual Expenditure (Yearly Amounts)\$</b>			
Interest on Loan	\$ 23,194.96	\$ 24,400.09	\$ 25,374.61
Rates	\$ 1,400.00	\$ 1,622.98	\$ 1,881.48
Provision For Maintenance	\$ 500.00	\$ 579.64	\$ 671.96
Land Tax	\$ -	\$ -	\$ -
Furniture Leasing Fee	\$ 1,300.00	\$ 1,507.06	\$ 1,747.09
Body Corporate	\$ 3,800.00	\$ 4,405.24	\$ 5,106.88
<b>TOTAL Actual Annual Exp</b>	<b>\$ 30,194.96</b>	<b>\$ 32,515.00</b>	<b>\$ 34,782.03</b>
<b>Other Allowable Expenditure (Yearly Amounts)\$</b>			
Depn Furniture/Fittings	\$ 4,657.50	\$ 1,726.72	\$ 640.16
Insp Travel Expenses	\$ 1,000.00	\$ 1,159.27	\$ 1,343.92
Depn Building Costs	\$ 8,280.00	\$ 8,280.00	\$ 8,280.00
Ded for Initial Expenses	\$ 224.30	\$ -	\$ -
<b>TOTAL Other Allowable Expenditure</b>	<b>\$ 14,161.80</b>	<b>\$ 11,165.99</b>	<b>\$ 10,264.08</b>
<b>TOTAL ALL DEDUCTIONS</b>	<b>\$ 44,356.76</b>	<b>\$ 43,681.00</b>	<b>\$ 45,046.11</b>
<b>Income (Yearly Amount)\$</b>			
Gross Annual Rent	\$ 17,250.00	\$ 22,711.00	\$ 26,328.28
<b>Tax Situation (Yearly Basis)</b>			
Taxable Loss	\$ 27,106.76	\$ 20,970.00	\$ 18,717.83
TAX REFUND	\$ 8,538.63	\$ 6,605.55	\$ 5,896.12
<b>OVERALL POSITION FOR THIS INVESTMENT \$</b>			
Nett Annual Income	(\$4,406)	(\$3,198)	(\$2,558)
Net Weekly Income	<b>(\$85)</b>	<b>(\$62)</b>	<b>(\$49)</b>
Cumulative Appreciation	\$0	\$116,688	\$272,842
<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:	\$ 1,121.50		
Estimated Initial Costs:	\$ 13,846.50		
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>\$ (33,532.13)</b>		
Start Amount Depn of Furniture and Fittings:	\$ 25,875.00		
Estimated Annual Increase In Property Price: %	0.06%		
Starting Amount For Depn of Building Costs:	\$ 207,000.00		

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