



High Yield Returns 10 - 12%

Gladstone Central International
Our 3rd Gladstone property

Luxury 1, 2 and 3 bedroom residences

Purchase 'off the plan' and save - Completion late 2013

Priced from*

- One bedroom residences: **\$335,000**
- Two bedroom residences: **\$422,000**
- Three bedroom residences: **\$545,000**

Live here / Invest here

- Strong expected capital growth
- 3 year rental guarantee available at 7%
 - No management fees - No vacancy factor
- Maximum tax benefits



Gladstone Central International - CBD hilltop location



4.5 Star Development

- Swimming pool, heated spa, BBQ area and gymnasium
- Board room and conference facilities
- Large entertainer balconies offering city or harbour views
- Secure undercover parking and access
- Onsite managers
- Restaurant and cafe



REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:			
Gladstone Central International	Highest Tax Bracket	Two Bedroom Apartment - SPLIT Returns Day	
START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 422,000.00	\$ 551,537.12	\$ 720,836.96
Weekly Rent \$	\$ 1,039.72	\$ 1,205.32	\$ 1,397.30
Annual Yield %	12.81%	14.85%	17.22%
INCOME AND EXPENDITURE FOR TAX PURPOSES			
Actual Annual Expenditure (Yearly Amounts)\$			
Interest on Loan	\$ 30,502.19	\$ 23,740.94	\$ 14,859.52
Rates	\$ 1,400.00	\$ 1,622.98	\$ 1,881.48
Provision For Maintenance	\$ 500.00	\$ 579.64	\$ 671.96
Land Tax	\$ -	\$ -	\$ -
Furniture Leasing Fee	\$ 4,784.00	\$ 5,545.97	\$ 6,429.30
Body Corporate	\$ 3,600.00	\$ 4,173.39	\$ 4,838.10
TOTAL Actual Annual Exp	\$ 40,786.19	\$ 35,662.91	\$ 28,680.36
Other Allowable Expenditure (Yearly Amounts)\$			
Depn Furniture/Fittings	\$ 9,495.00	\$ 3,520.17	\$ 1,305.07
Insp Travel Expenses	\$ 1,500.00	\$ 1,738.91	\$ 2,015.87
Depn Building Costs	\$ 11,816.00	\$ 11,816.00	\$ 11,816.00
Ded for Initial Expenses	\$ 190.00	\$ -	\$ -
TOTAL Other Allowable Expenditure	\$ 23,001.00	\$ 17,075.09	\$ 15,136.94
TOTAL ALL DEDUCTIONS	\$ 63,787.19	\$ 52,738.00	\$ 43,817.30
Income (Yearly Amount)\$			
Gross Annual Rent	\$ 54,065.63	\$ 62,676.88	\$ 72,659.68
Tax Situation (Yearly Basis)			
Taxable Loss	\$ 9,721.57	\$ (9,938.88)	\$ (28,842.38)
TAX REFUND	\$ 4,520.53	\$ (4,621.58)	\$ (13,411.71)
OVERALL POSITION FOR THIS INVESTMENT \$			
Nett Annual Income	\$17,800	\$22,392	\$30,568
Net Weekly Income	\$342	\$431	\$588
Cumulative Appreciation	\$0	\$129,537	\$298,837
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:	\$ 950.00		
Estimated Initial Costs:	\$ 16,370.00		
LRV Ratio ie: Loan/Value	103%		
Tax Rate Used For This Investment	46.50%		
Estimated Annual Increase in CPI	0.03%		
Annual Interest Rate for Borrowed Funds:	6.99%		
Amount of the Loan Paid Off Over 10 Years	\$ 223,787.44		
Start Amount Depn of Furniture and Fittings:	\$ 52,750.00		
Estimated Annual Increase In Property Price: %	0.06%		
Starting Amount For Depn of Building Costs:	\$ 295,400.00		

Disclaimer

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A copy of the sustainability declaration for these apartments is available from head office

* All prices in this document are preliminary and subject to change

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