

*1770 Lagoons*  
CENTRAL APARTMENT  
RESORT

**1770 LAGOONS CENTRAL APARTMENT RESORT IN CENTRAL QLD -  
A PIECE OF PARADISE ON THE BARRIER REEF**

**7%** RETURNS | GUARANTEED FOR UP TO **5** YEARS  
GOOD INCOME-PRODUCING INVESTMENT PROPERTY

**STUDIO APARTMENTS FROM \$140,000**

- Ideal investment property
- Positive cash flow from day one
- No management fees
- No vacancy factor
- Long term lease to hotel operator
- Up to 5 year rental guarantee
- Rent has annual CPI increase
- Freehold title
- Low holding costs
- General maintenance at no cost
- Maximum tax benefits
- Strong anticipated capital growth
- Undercover car park space
- Stay here for 28 days per year at special owners stay rate



**FOR MORE INFORMATION PLEASE CONTACT:**

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Located 130 kilometres north of Bundaberg  
QLD Cnr Captain Cook Dr & Beaches  
Village Circuit, Agnes Waters 4677



**REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:**

Lagoons 1770

Mid Income Bracket

EXAMPLE Studio

START OF.....	Year 1	Year 6	Year 11
Value of Property \$	\$ 145,000.00	\$ 172,214.51	\$ 204,536.82
Weekly Rent \$	\$ 195.19	\$ 220.84	\$ 249.86
Annual Yield %	7.00%	7.92%	8.96%

**INCOME AND EXPENDITURE FOR TAX PURPOSES**
**Actual Annual Expenditure (Yearly Amounts)\$**

Interest on Loan	\$ 4,520.22	\$ 4,098.22	\$ 3,654.86
Rates	\$ 1,972.00	\$ 2,231.14	\$ 2,524.33
Provision For Maintenance	\$ 250.00	\$ 262.66	\$ 297.17
Land Tax	\$ -	\$ -	\$ -
Furniture Leasing Fee	\$ -	\$ -	\$ -
Body Corporate	\$ 2,900.00	\$ 3,281.08	\$ 3,712.25
<b>TOTAL Actual Annual Exp</b>	<b>\$ 9,642.22</b>	<b>\$ 9,873.09</b>	<b>\$ 10,188.60</b>

**Other Allowable Expenditure (Yearly Amounts)\$**

Depn Furniture/Fittings	\$ 3,915.00	\$ 1,451.45	\$ 538.11
Insp Travel Expenses	\$ -	\$ -	\$ -
Depn Building Costs	\$ 3,770.00	\$ 3,770.00	\$ 3,770.00
Ded for Initial Expenses	\$ 190.00	\$ -	\$ -
<b>TOTAL Other Allowable Expenditure</b>	<b>\$ 7,875.00</b>	<b>\$ 5,221.45</b>	<b>\$ 4,308.11</b>
<b>TOTAL ALL DEDUCTIONS</b>	<b>\$ 17,517.22</b>	<b>\$ 15,094.54</b>	<b>\$ 14,496.71</b>

**Income (Yearly Amount)\$**

Gross Annual Rent	\$ 10,150.00	\$ 11,483.79	\$ 12,992.86
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**Tax Situation (Yearly Basis)**

Taxable Loss	\$ 7,367.22	\$ 3,610.75	\$ 1,503.85
TAX REFUND	\$ 2,394.35	\$ 1,173.49	\$ 488.75

**OVERALL POSITION FOR THIS INVESTMENT \$**

Nett Annual Income	\$2,902	\$2,784	\$3,293
Net Weekly Income	<b>\$56</b>	<b>\$54</b>	<b>\$63</b>
Cumulative Appreciation	\$0	\$27,215	\$59,537

**ASSUMPTIONS USED THROUGHOUT ANALYSIS**

Own Funds Used As A Deposit:	\$ 1,000.00
Own Funds Used To Pay Initial Costs:	\$ -
<b>TOTAL INITIAL OUTLAY:</b>	<b>\$ 1,000.00</b>
Initial Costs That Can be Written Off:	\$ 950.00
Estimated Initial Costs:	\$ 6,675.00
LRV Ratio ie: Loan/Value	104%
Tax Rate Used For This Investment	32.50%
Estimated Annual Increase in CPI	0.03%
Annual Interest Rate for Borrowed Funds:	3.00%
Amount of the Loan Paid Off Over 10 Years	<b>\$ 28,846.38</b>
Start Amount Depn of Furniture and Fittings:	\$ 21,750.00
Estimated Annual Increase In Property Price: %	0.04%
Starting Amount For Depn of Building Costs:	\$ 94,250.00

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