

Every single day's rent
for 10 years is covered

Windaroo Outlook Estate Bahrs Scrub, Queensland

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OzInvest

Disclaimer

OzInvest does not provide advice on investments. The investment decision of all interested parties should be based on advice from a qualified Financial Planner or similar professional and on their own research before making any investment decision.

This document contains compiled information from various sources to assist you in conducting your due diligence. Please ensure you corroborate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. OzInvest will not accept responsibility for inaccurate information provided from external sources or third parties.



Introduction

OzInvest have access to brand new house and land packages in Windaroo Estate at Bahrs Scrub. Windaroo Estate is located close to shops, schools and public transport. Bounded by Windaroo Creek in the north, the Albert River in the east and Beaudesert-Beenleigh in the south and west, Bahrs Scrub boasts a relaxed contemporary community living environment and is surrounded by sweeping rural landscape. Windaroo Outlook Estate boasts a 9,000 square metre park and will include over 8 hectares of pristine nature reserve.

Special Features

Bahrs Scrub has easy access to all the following areas:-

Brisbane CBD (34.5kms) 33 mins drive to the Brisbane CBD via the Pacific Motorway.

Pacific Motorway Access Ramp (6kms) Provides commuters easy access to the Brisbane CBD via the Pacific Motorway.

Shopping Centres

Windaroo Shopping Village (1.6kms)

Local shopping centre

Beenleigh Marketplace (4.5kms)

Local shopping centre

Hyperdome Shopping Centre (10.4kms)

Major shopping centre

Schools

Windaroo Primary School (2.4kms)

Local Primary School

Mt Warren Park Primary School (3.6kms)

Local Primary School

Windaroo Valley High School (1.4kms)

Local High School

Rivermount College (1.6kms)

Local Christian College prep-12

Metropolitan South Institute TAFE, Loganlea Campus (9.7kms)

Local TAFE

Griffith University, Logan Campus (10.1kms)

Local University

Public Transport

Beenleigh Train Station (4.4kms)

Local train station

Hospitals

Logan Public Hospital (9.8kms)

Local Hospital

Parks & Leisure Centres

Windaroo Lakes Golf Course (2kms)

18 hole golf course

Mt Warren Park Golf Course (3.8kms)

18 hole golf course

Recreation Reserves

**Please note these approximate distances are calculated as the crow flies.*

Historical Capital Growth for Bahrs Scrub

Source:- Residex Market Facts September 10

Total rate for the past 3 years was - 9.3%

Average rate over the past 10 years was - 9.2% pa

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What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Package in the Windaroo Estate, Bahrs Scrub

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
31.5% - \$37,001 - \$80,000 pa	\$114	\$6,996
38.5% - \$80,001 - \$180,000 pa	\$85	\$8,550
46.5% - 180,001 and above pa	\$50	\$10,327

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 7.2%

Disclaimer:

These figures should be used as a guide only as they have been generalized on the above Assumptions and will change for individual circumstances. As mortgage insurance is a variable cost, it has been excluded from our example. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.

Hyperdome Shopping Centre

Hyperdome Shopping Centre is located in the Brisbane Gold Coast growth corridor, just 20 minutes south of Queensland's capital city, Brisbane. With direct access from the M1 Motorway, Hyperdome, Hyperdome Home Centre, and the Piazza appeals to the whole family and offers a shopping, restaurant dining and family fun experience in a relaxed environment. Hyperdome's major retailers include Myer, Big W, Kmart, Hyperplex Cinemas, and AMF Hyperbowl. It is also home to Coles, Bi-Lo, Woolworths, and ALDI supermarkets and approximately 220 specialty stores. With its unique combination of fashion, homewares, food, and leisure retailers, easy access and great choice, Hyperdome has become the first choice shopping destination in the region.



Griffith University, Logan Campus

Griffith University is internationally recognised for excellence, the Logan campus attracts many students from all over the world. Situated in parkland like grounds adjoining Logan Golf Course, Griffith University Logan Campus will continue to grow in size. Well serviced by public transport via buslinks and Loganlea train station. Due to popular demand, Griffith University in 2001 opened a 128 room major student accommodation complex with excellent facilities such as ensuites, swimming pools, tennis courts and a student pavilion/recreation area. Other facilities provided by the university include modern information services, careers and student recreational services, welfare support and counselling. There is also a strong community focus for the provision of retail and entertainment outlets within the campus.



Postcode Demographics – Bahrs Scrub

Source:- Domain – 'Property Reports' produced August 10

PopulationSize	4207	Gold Coast/Tweed
All People	38252	443909
Country of Origin	4207	Gold Coast/Tweed
Australian Born	78%	67%
Born Overseas - Top 5	4207	Gold Coast/Tweed
United Kingdom	8%	7%
New Zealand	6%	6%
Germany	1%	1%
Philippines	1%	0%
Netherlands	1%	1%
Age Statistics	4207	Gold Coast/Tweed
20 to 39	28%	27%
40 to 59	27%	26%
5 to 19	25%	19%
60+	12%	22%
0 to 4	8%	6%
Family Statistics - Top 5	4207	Gold Coast/Tweed
Married	49%	51%
Never Married	32%	29%
Divorced	9%	10%
Separated	5%	4%
Widowed	5%	7%

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Postcode Demographics Cont.

Religion - Top 5	4207	Gold Coast/Tweed
Anglican	27%	29%
Catholic	24%	27%
No Religion	19%	17%
Uniting Church	8%	7%
Lutheran	5%	1%
Occupation - Top 5	4207	Gold Coast/Tweed
Tradespersons and Related Workers	7%	6%
Intermediate Clerical/Sales/Service	6%	7%
Intermediate Production and Transport	5%	3%
Labourers and Related Workers	5%	3%
Associate Professional	4%	5%
Education - Top 5	4207	Gold Coast/Tweed
Not Attending (Working)	73%	78%
Infants/Primary	12%	9%
Secondary Education	8%	6%
University or other Tertiary Institution	2%	3%
Technical or Further Education	2%	2%
Transport to Work - Top 5	4207	Gold Coast/Tweed
Car (driver)	24%	24%
Car (passenger)	3%	3%
Worked at home	2%	2%
Train Only	1%	0%
Walked	1%	1%
Type of Dwelling - Top 3	4207	Gold Coast/Tweed
Separate house	81%	59%
Semi/Terrace	8%	15%
Flat	4%	18%
Nature of Occupancy - Top 3	4207	Gold Coast/Tweed
Rented	34%	33%
Purchasing	33%	22%
Fully Owned	27%	38%

Source:- Domain – 'Property Reports' produced August 10



Depreciation Schedule

WASHINGTON BROWN DEPRECIATION PTY LTD



Ozinvest

Lot 165 Breezeway Drive Windaroo

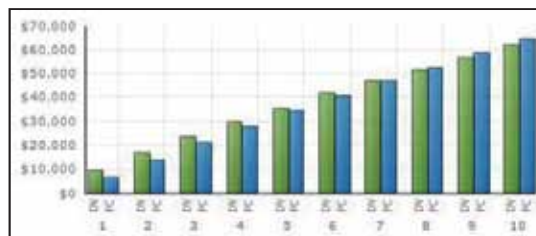
Washington Brown's estimate is based upon a selling price of \$431,250. This is an estimate of the division 40 & 43 tax depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$11,000	\$7,000
YEAR 2	\$8,000	\$7,000
YEAR 3	\$7,000	\$7,000
YEAR 4	\$7,000	\$7,000
YEAR 5	\$6,000	\$7,000
YEAR 6	\$6,000	\$7,000
YEAR 7	\$6,000	\$7,000
YEAR 8	\$6,000	\$7,000
YEAR 9	\$6,000	\$6,000
YEAR 10	\$5,000	\$6,000

The figures above are an estimate only and should only be used as a guide.

Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



Washington Brown are able to provide discounts to investors for preparing final tax depreciation schedules in this development. Please contact Craig Hogg for more information.

YEAR 1* --- IS BASED UPON FULL YEAR CLAIM (365 DAYS)



Sydney
Level 2, 270 Pacific Highway
Crows Nest NSW 2065

Melbourne
Level 2, 222 Latrobe Street
Melbourne VIC 3000

Brisbane
Level 23, 127 Creek Street
Brisbane QLD 4000

Perth
Level 3, 1060 Hay Street
West Perth WA 6005

Cairns
181 Mulgrave Street
Cairns QLD 4870

Adelaide
213 Greenhill Road
Eastwood SA 5063

Hobart
127 Bathurst Street
Hobart Tasmania 7000

Phone: 1300 99 06 12 Fax: 1300 99 06 13 Web: www.washingtonbrown.com.au Email: info@washingtonbrown.com.au

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Deposit Details & Land Registration

Deposit \$1000 cash holding deposit, 5% building after finance approval
Registration Already Registered

The Construction

Brick veneer dwelling with colorbond roof

House Description

- ✓ 4 Bedrooms
- ✓ Built-in robes to all bedrooms
- ✓ Ensuite to main bedroom
- ✓ Open plan living areas
- ✓ Double garage

10 Year Leaseback Option

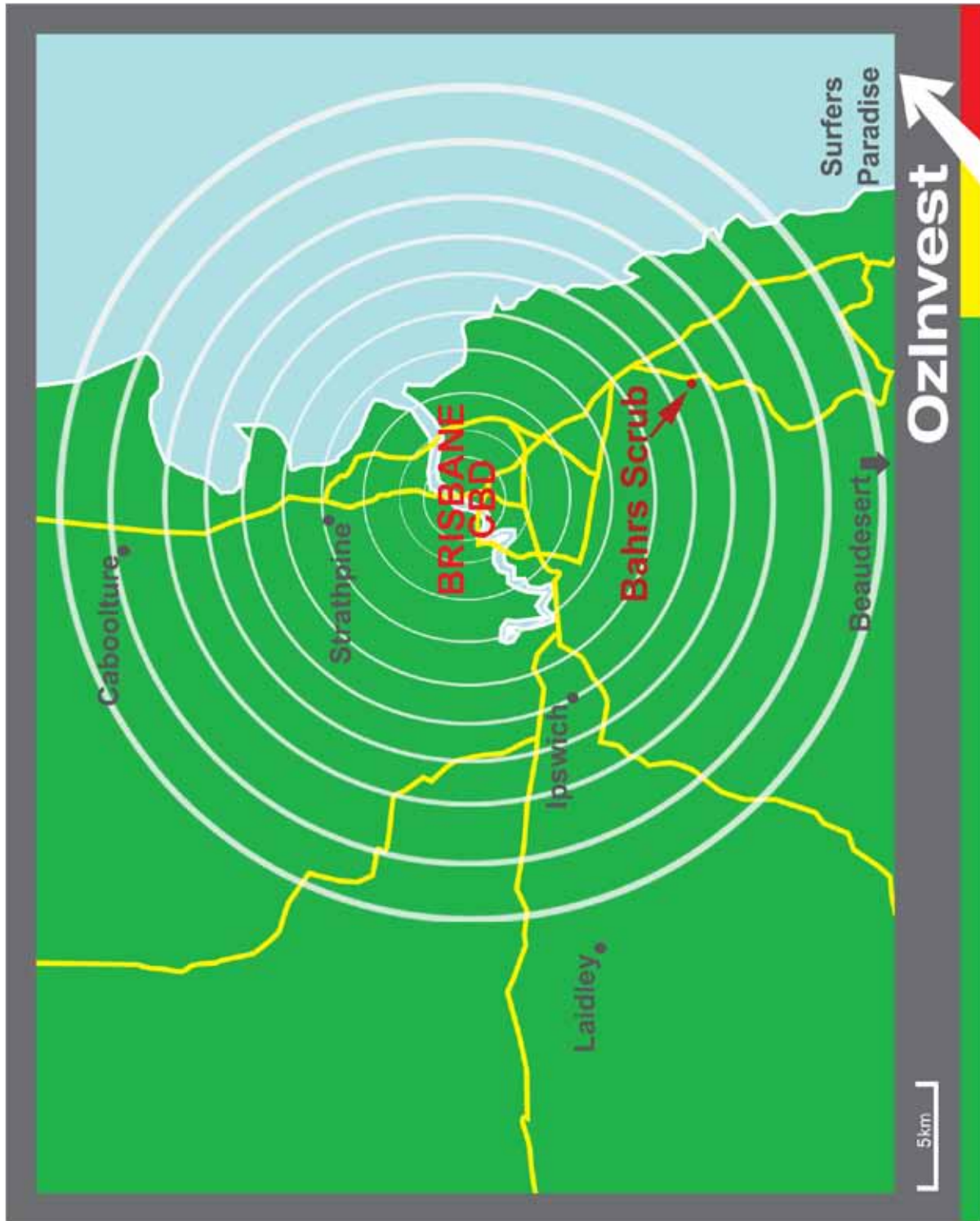
We offer a Guaranteed 10 Year Leaseback to all investors who acquire a property in this Estate through OzInvest. The lease agreement will cover owners for any shortfall in rent caused by vacancies or rental arrears. The rental income is set at normal market rent.



Every single day's rent
for 10 years is covered



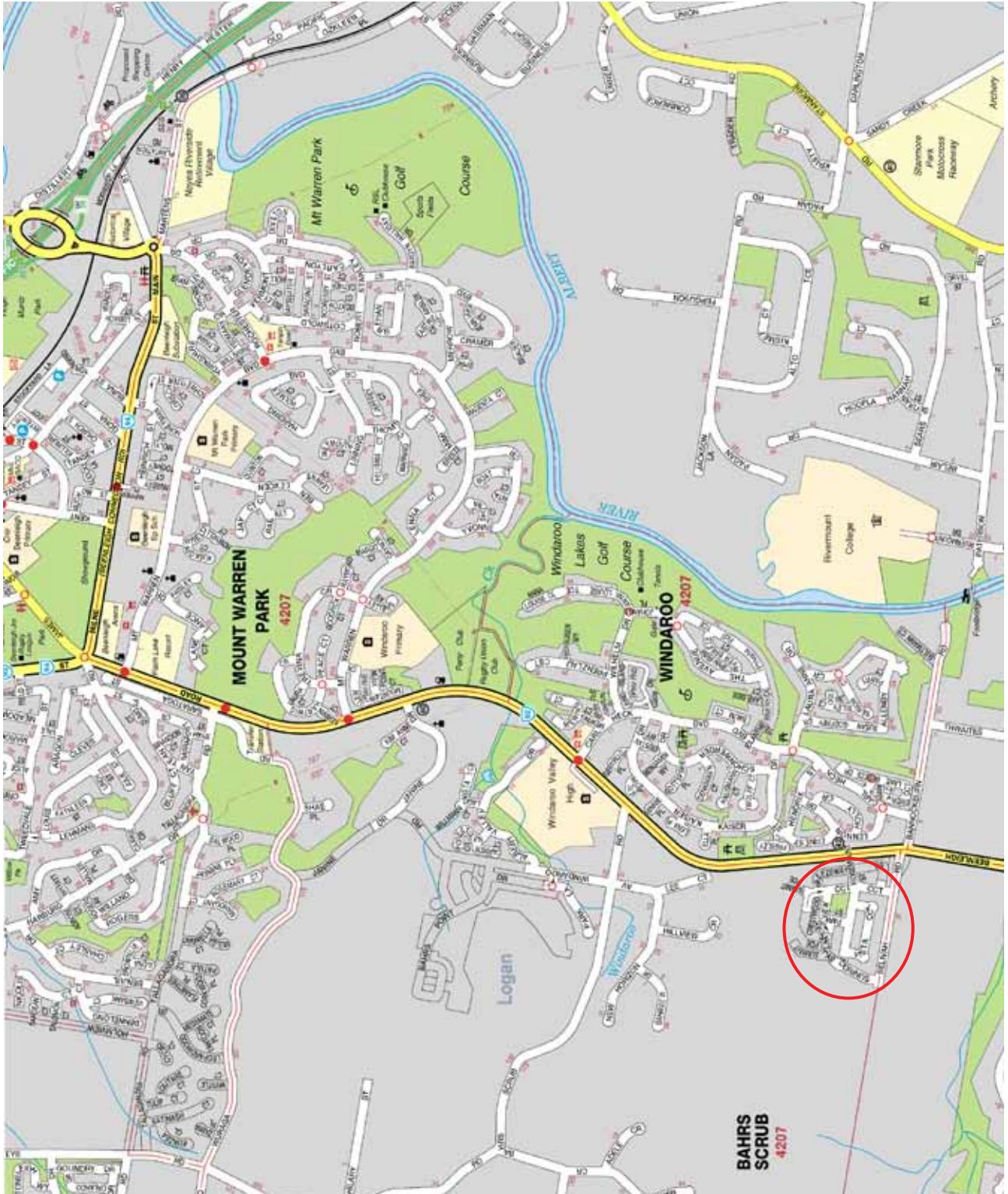
Suburb Location Map



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Suburb Location Map



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Master/Land Plan



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Rent Appraisal



13 August 2010

3928 Pacific Highway Loganholme QLD 4129

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Fax: (07) 3806 4622

Email: reception@ozinvest.com.au

Website: www.ozinvestrealty.com.au

To whom it may concern,

Correspondence to:
PO Box 4633 Loganholme QLD 4129

ABN 75 097 105 327

Re: Rental Appraisal Windaroo Estate, Bahrs Scrub

This letter is to confirm that properties in the above mentioned estate are expected to achieve a rental income of \$390 - \$410 per week.

This rental appraisal is based on our extensive research within the local area and from comparable properties that are currently renting in the same vicinity.

Should you have any queries, please feel free to contact the under signed on (07) 3806 4022 or via email at rentals@ozinvest.com.au

Yours sincerely,

A handwritten signature in blue ink that reads "Melainie White".

Melainie White
Manager / Licencee
OzInvest Realty Pty Ltd

The property management & investment specialists

OzInvest Realty



OzInvest



Standard Inclusions List

General Foundations and Slab

General foundations and slab will be Engineer designed as governed by the Soils test and report. Slab generally to be of Waffle Pod construction.

Timber Framing

Wind Speed Rating: N2 (W33N)

Wall Framing:

1. 70mm framing members or as shown on plan.
2. Wall sarking (R1 rated) to external walls.
3. Constructed in accordance with current building regulations.

Ceiling Height: 2400mm ceiling height unless indicated otherwise on plan.

Roof Framing: Framing members are prefabricated roof trusses to main roof.

Roof Cladding

Roof Cladding: Colorbond Roof as per colour schedule including 2 roof vents.

Roof Pitch: Pitch to Main roof as indicated on plan.

Fascia & Gutter: 125mm Colorbond quad gutter and Colorbond fascia as per colour schedule

Ceiling Insulation: Ceiling insulation to meet Energy Efficiency requirements

Down pipes: PVC downpipes.

Entry/Verandah under main roof: Pitched as per main roof with F.C linings.

Windows

Windows / Sliding doors: Aluminium powder-coated Windows and Sliding doors as per colour schedule, with fitted locks and patio bolts to sliding doors. Grey glass to windows and doors (excluding wet areas)

Screens: Security screens to all windows and doors to match Window frame colour

Window coverings: Vertical blinds to all sliding aluminium windows and doors (excluding the Laundry door, Bathroom, Toilet, Ensuite and Garage windows

NOTE: Bathroom, Ensuite and Toilet windows are obscure glass and vented only if required

External

External cladding: Single height face brick finish as per colour schedule and render as shown on drawings.

Infill over windows and doors to be painted fibre cement cladding.

Eaves: 450mm wide (when not restricted by boundary clearances) lined with 4.5mm Hardies cladding.

Plumbing

Stormwater: 90mm stormwater pipe and 4 yard drains.

Sewer: 100mm sewer pipe.

Water: 20mm polypipe .

Water tank: 5000 litre SlimLine Colorbond water tank plumbed to Laundry cold water, Toilets and 1 external tap.

External Taps: Two (2) external taps as per Plan.

Gas

Hot Water Service: Rheem, or equivalent, hot water unit (continuous flow), including Recess Box.

Electrical

Electricity: Connection to Energex power supply. Circuit breaker to Earth leakage and to Meter Box. Isolating switch to Cooktop and HWS as required. Power connection as required for Air Conditioning.

Air Conditioning: One 2.5HP reverse cycle split system air conditioner as per floor plan.

Power Points: Double Internal and External power points as per Electrical Plan.

Lights: Light switches and points as per Electrical Plan.

Light Fittings: Downlights as per Electrical Plan

Smoke Detectors: Two (2) hardwired smoke detector units.

Television Points: Two (2) television points, one each to Living room and Family room.

Television Antenna: Roof mounted.

Telephone Points: Two (2) television points, one each to Living room and Main bedroom

Exhaust Fans: One (1) each to Bathroom and Ensuite.

Appliances: ARC stainless steel Slide out Rangehood

Induction Cooktop

Fagor stainless steel energy efficient Under Bench Oven

Fagor stainless steel Dishwasher

5 Year Manufacturers Warranty on all Appliances

Ceiling Fans: As per Electrical plan.

Internal Linings

Internal Walls: 10mm Plasterboard to all walls and 6mm Villaboard to wet area walls. Fixed in accordance with current Australian standards.

Internal Ceilings: 10mm Plasterboard to internal ceilings.

Cornice: Sydney cove cornice to living areas only and 90mm cove cornice to remaining rooms.

Cabinets

Kitchen Cabinets: Full colour laminated floor cabinets with tiled kickboards.

'Whilst every care has been taken when outlining the above inclusions supplied with these packages, the contracts should always be referred to for the exact inclusions at the time of purchase'.

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Standard Inclusions List - Continued

Overhead cabinet to Rangehood and above Refrigerator recess.

Caesarstone Bench tops.

Kitchen layout and design as per Floor Plan.

Kitchen Sink & Tap: Stainless steel 1 3/4 bowl single drainer sink with chrome flick-mixer.

Bathroom Cabinets: Laminated Vanity cabinets with tiled kickboards. CaesarStone tops with provision for drop in basin. White basin from Builders standard range.

Ensuite Cabinets: Laminated Vanity cabinets with tiled kickboards. CaesarStone tops with provision for drop in basin. White basin from Builders standard range.

Floor Coverings

Tile sizes allowed are: 1. Floor Tiles - 400 x 400mm as per colour schedule.

2. Wall Tiles - 400 x 200mm as per colour schedule.

3. Shower Base - 400 x 400mm as per colour schedule.

Tile sizes may change from Colour scheme to Colour scheme.

4. Grout colour is White to walls and Neutral to floors.

Bathroom/Ensuite: Tiles to Floor areas and Shower walls to a height of 1800mm with skirting tiles to remaining walls. Shower Base's are tiled at 45o Decorative frieze to Shower Recesses and Bath front only.

Laundry and Toilet/s: Tiles to Floor areas and Skirting tiles to walls. Splashback to Laundry Tub.

Main Floor / Kitchen: Tiles to Floor areas as per Working Drawings. Entry, Hallways, Family, Meals, Living and Kitchen. Splashback tiles to Kitchen where Overhead cabinets used.

Bedrooms: Carpets from Builders standard range.

Garage: Acid washed concrete.

Painting

Ceilings and Cornices: Three (3) coat application of Flat acrylic as per selected colour scheme

Walls: Three (3) coat application of washable acrylic as per selected colour scheme

Doors and Timber: Three (3) coat application of Gloss enamel as per selected colour scheme

Soffits (Eaves): Two (2) coat application of Flat acrylic as per selected colour scheme

Garage

Garage Door: Colorbond Panel-Lift automatic Garage Door 2100 x 4800mm wide as per selected colour scheme. Supplied with two (2) remote control units and one (1) wall switch.

Fit Out and Fittings

Front Entry Door: Hume door from Builders standard range fitted with Lockwood entry lock and deadlock, or equivalent.

External Doors: Hume door from Builders standard range fitted with Lockwood entry lock and deadlock, or equivalent.

Internal Doors: Hollowcore paint grade, Readicote, fitted with Lockwood Lever series door furniture.

Wardrobes: Timber framed, plasterboard lined with particle board shelving fitted with chrome hanging rods. Aluminium framed sliding doors with vinyl faced finish.

Architraves: 42mm x 12mm Splayed finger joint pine (FJP)

Skirtings: 68mm x 12mm Splayed finger joint pine (FJP)

Mirrors: Full width mirrors to all Vanities.

Shower Screens: Powder-coated aluminium screens fitted with clear laminated glass.

Taps: Tapware from the Mirage Goya series, or equivalent.

W.C. Suites: Vitreous china toilet suite (pan and cistern) compliant with current efficiency requirements.

Bath: 1500mm White moulded acrylic bath from Builders standard range.

Towel Holders: Caroma Cosmo Double towel rails.

Toilet Roll Holders: Caroma Cosmo Toilet roll holders.

Laundry Tub: 45ltr S/S Bypass Laundry Tub with white metal cabinet.

Landscaping

Driveway: Covercrete concrete finish to Driveway, front patio and Alfresco areas. All in accordance with Council regulations and the Working Drawings.

Turf/Stone: Levelling of site and ground preparation for laying A grade turf and gravel

Plants : Selected plants, mulch and river rock, with paver garden edging.

Fencing: 1800mm (approximate) high timber paling fence to perimeter (3 sides) with returns to house and gate. As indicated on Working Drawings and only as required.

Clothesline: Wall/Fence mounted clothesline from Builders standard range.

Letterbox: Sandstone-look feature Letterbox with number from Builders standard range.

Cleaning

Cleaning: Builders rubbish and general levelling site clean. General clean of House, including clean windows and sliding glass doors.

'Whilst every care has been taken when outlining the above inclusions supplied with these packages, the contracts should always be referred to for the exact inclusions at the time of purchase'.



Contact Details

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16/12/10

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