



Renaissance Rise Estate Mernda, Victoria

Every single day's rent
for 10 years is covered

Unit 18/7 Anella Avenue, Castle Hill NSW 2154
P 02 9659 2400 F 02 9659 2422
E invest@ozinvest.com.au W ozinvest.com.au



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.

OzInvest 



Introduction

OzInvest have access to brand new house and land packages in Renaissance Rise Estate at Mernda. Renaissance Estate provides walking and bike trails throughout the estate, and is within walking distance of the proposed Mernda town centre and close to the new Westfield shopping centre in Plenty Rd, South Morang.

In the coming years, Mernda Town Centre will become a focal point for 50,000 residents. Endowed with a distinctive natural and cultural heritage, the Town Centre will offer a unique blend of modern amenity with traditional village atmosphere. A comprehensive development plan outlines the blueprint for Mernda comprising community facilities, department store and specialty shopping, and other services.

Special Features

Mernda has easy access to all the following areas:-

Melbourne CBD (26kms) 40 mins drive to the Melbourne CBD.

Metropolitan Ring Road Access Ramp (9.6kms) Provides commuter's easy access to the Melbourne CBD.

Melbourne Airport (24kms) 30 mins drive to the Melbourne Airport.

Shopping Centres

Mill Park Shopping Centre (5.6kms)

Local shopping centre.

Westfield Plenty Valley (7kms)

Retail stores include Coles, Aldi and Target as well as up to 190 specialty retailers such as a newsagency, financial services, florist, dry cleaning, book stores, travel agent and photo shop.

University Hill Shopping Centre (9.1kms)

Major shopping centre.

Schools

Ivanhoe Grammar School (2.5kms)

Prestigious multi level private school for K to Y12

Mernda Primary School (1.9kms)

Local Primary School

Plenty Valley Christian School (4.6km)

Local Christian School

Yarrambat Primary School (5.9kms)

Local Primary School

Mill Park Secondary College (5.3kms)

Local Secondary College

Epping Secondary College (6.6kms)

Local Secondary College

RMIT University, Bundoora Campus (9.2kms)

Public Transport

Bus Services

Daily bus services available

Epping Train Station (7.8kms)

Local Train Station

Parks & Leisure Centres

Yarrambat Park Golf Course (4.5kms)

18 hole Championship Golf Course

Recreation Parks

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

Historical Capital Growth for Mernda

Source:- Residex Market Facts August 10

Total rate for the past 3 years was - 41.9%
Average rate over the past 10 years was- 9.7% pa

The safe & easy way to build wealth through property



What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Package in the Renaissance Rise Estate, Mernda

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
30% - \$35,001 - \$80,000 pa	\$81	\$6,174
37% - \$80,001 - \$180,000 pa	\$53	\$7,615
45% - 180,001 and above pa	\$21	\$9,261

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6.7%

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. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.

University Hill Shopping Centre

The Town Centre offers an array of food from freshly baked bread and pastries from Degani's Bakery to the delicious morsels from Cerezo Deli. The simplicity of the town centre's design makes it easy to do your banking or visit the pharmacy on your way to Azurea Restaurant for a meal, or perhaps pick up a fresh takeaway from Flakey Jake's Fish and Chips or Hot Rock Flame Grilled Chicken. With an impressive range of retail offerings, University Hill's Town Centre has become a meeting place, shopping space and location for some of the best food, shopping and services in the north.



OzInvest



RMIT University

The Royal Melbourne Institute of Technology is one of Australia’s original and leading educational institutions, producing some of Australia’s most employable graduates. As an innovative, global university of technology, with its heart in the city of Melbourne, RMIT has an international reputation for excellence in work-relevant education and high quality research, and engagement with the needs of industry and community. It has built a worldwide reputation for excellence in professional and vocational education and research. A vibrant alumni community now stretches across more than 100 countries.



Postcode Demographics – Mernda

Source:- Domain – ‘Property Reports’ produced August 10

Population Size	3754	Melbourne
All People	2013	3366613
Country of Origin	3754	Melbourne
Australian Born	90%	65%
Born Overseas - Top 5	3754	Melbourne
United Kingdom	4%	5%
Italy	2%	2%
New Zealand	1%	1%
Malta	0%	1%
Yugoslavia	0%	1%
Age Statistics	3754	Melbourne
40 to 59	32%	28%
5 to 19	27%	14%
20 to 39	25%	33%
60+	11%	17%
0 to 4	6%	7%
Family Statistics - Top 5	3754	Melbourne
Married	58%	51%
Never Married	32%	33%
Divorced	6%	7%
Separated	2%	3%
Widowed	2%	6%

The safe & easy way to build wealth through property



Postcode Demographics Cont.

Religion - Top 5	3754	Melbourne
Catholic	31%	33%
No Religion	26%	19%
Anglican	21%	16%
Uniting Church	7%	5%
Presbyterian and Reformed	4%	3%
Occupation - Top 5	3754	Melbourne
Tradespersons and Related Workers	9%	6%
Intermediate Clerical/Sales/Service	8%	7%
Professionals	6%	8%
Associate Professional	5%	5%
Labourers and Related Workers	5%	3%
Education - Top 5	3754	Melbourne
Not Attending (Working)	69%	73%
Infants/Primary	12%	9%
Secondary Education	11%	7%
University or other Tertiary Institution	3%	5%
Technical or Further Education	3%	3%
Transport to Work - Top 5	3754	Melbourne
Car (driver)	35%	28%
Worked at home	4%	2%
Car (passenger)	3%	3%
Train & Other	1%	1%
Bus Only	1%	1%
Type of Dwelling - Top 3	3754	Melbourne
Separate house	94%	74%
Semi/Terrace	1%	8%
Flat	0%	14%
Nature of Occupancy - Top 3	3754	Melbourne
Fully Owned	49%	43%
Purchasing	36%	27%
Rented	6%	24%

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

OzInvest 



Depreciation Schedule



OzInvest Glenelg Brooke Facade

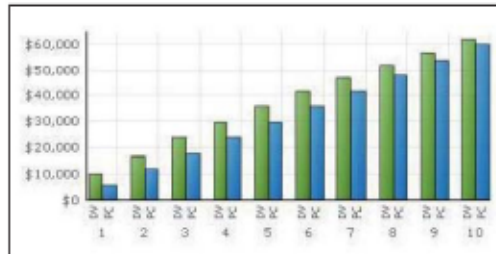
Washington Brown's estimate is based upon a selling price of \$368,250. This is an estimate of the division 40 & 43 depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$10,000	\$6,000
YEAR 2	\$7,000	\$6,000
YEAR 3	\$7,000	\$6,000
YEAR 4	\$6,000	\$6,000
YEAR 5	\$6,000	\$6,000
YEAR 6	\$6,000	\$6,000
YEAR 7	\$5,000	\$6,000
YEAR 8	\$5,000	\$6,000
YEAR 9	\$5,000	\$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 email craig@washingtonbrown.com.au 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

The safe & easy way to build wealth through property



Deposit Details & Land Registration

Deposit \$2000 cash holding deposit, 5% land after finance approval
Registration Registration expected December 2010

The Construction

Brick veneer dwelling with tiled 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.

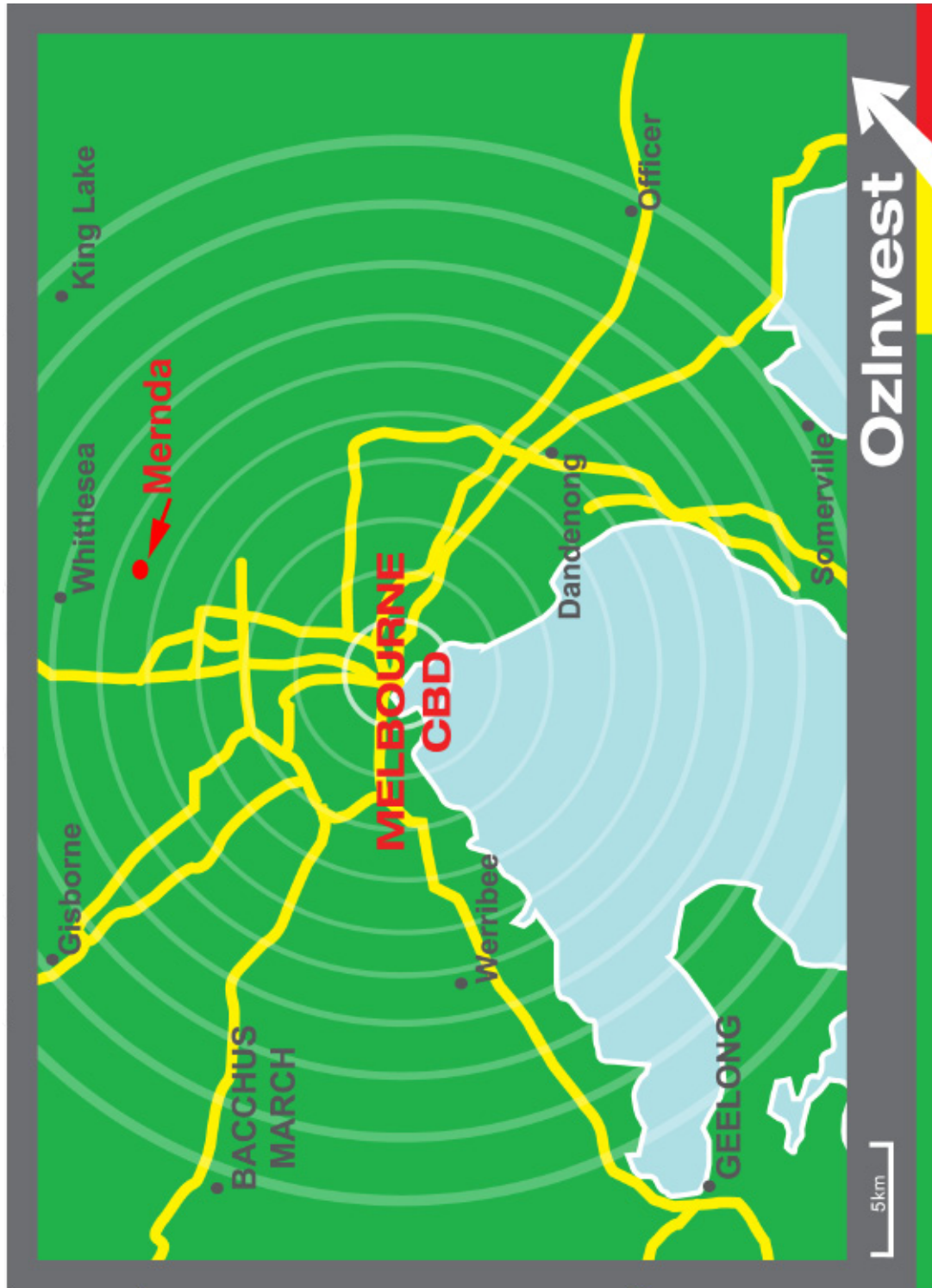


**Every single day's rent
for 10 years is covered**

OzInvest 



Suburb Location Map



The safe & easy way to build wealth through property



Suburb Location Map



OzInvest 



Master Plan



**Estate Plan is for illustration purposes only. Please refer to land plans for block sizes.*

The safe & easy way to build wealth through property



Master Plan



*Estate Plan is for illustration purposes only. Please refer to land plans for block sizes.



Land Plan



The safe & easy way to build wealth through property



Rent Appraisal



13 July 2010

Suellen Lucre
Ozinvest

To Whom It May Concern,

Renaissance Rise Estate - Mernda

Thank you for the opportunity to review the rental potential of the 4 bedroom, 2 bathroom, Turnkey package to be placed in the Renaissance Rise Estate - Mernda.

Based on the current market demand for 4 bedroom, 2 bathroom, brand new homes in the Mernda area, we anticipate the weekly rental price for the above property to be in the vicinity of \$370 - \$390 per week.

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance please feel free to contact me on the details below.

Yours sincerely,

Sally Purcell
MANAGER, NATIONAL ALLIANCES & PARTNERSHIPS

Email: Sally.Purcell@run.com.au
Direct: 03 9514 8887
Mobile: 0412 986 956

THIS IS NOT A VALUATION - This opinion is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this opinion.

postal - corporate
GPO Box 4565
Melbourne VICTORIA 3001

p. 03 9514 8888
f. 03 9521 1872
e. corporate@run.com.au

address
107 High Street Prahran
Melbourne VICTORIA 3181

Director, Licensed Estate
Agent, Officer in Effective
Control Sam Hershberg

run.com.au
abn. 68 100 949 166

OzInvest



Standard Inclusions List

General

Member of MBA and HIA
Member of Glenwill Group of Companies
Insurance with Home Owners Warranty
6 year Structural guarantee

Preliminaries

Feature survey, soil test and council reports
5 star energy rating report
Plans and specifications
Engineering drawings and Building Permit

Site Works

Class M concrete waffle slab & pump allowance
Allowance for cut / fill & to suit up to 500mm of fall
Termite treatment (Part A & B)
Temporary fencing
Roof guard rail/fall protection
Crushed rock access drive

Connections

Stormwater, sewer & underground power included
Excludes telephone and electricity connection fees

Framing

Stabilised pine wall frames
Stabilised pine roof trusses

Ceiling Height

2440mm (8')

Plumbing

Concealed plumbing
Colorbond fascia, gutters and downpipes

Brickwork

Choice of 3 colours from Builders standard range

Roof Tiles

Choice of 3 colours from Builders standard range

Windows

Powder coated aluminium sliding windows
Window seals

Insulation

R2.0 batts & sisilation to external walls
R3.5 granular insulation to roof space

Hot Water Service

160 litre solar hot water unit with 1 solar panel

Heating

Gas ducted heating to all Living rooms & Bedrooms

Plasterwork

Feature colonnade to Entry & Ensuite (House specific)
75mm cove cornice throughout

Architraves and Skirtings

67mm feature skirtings
42mm feature architraves

Cupboards

Robes with melamine shelf & hanging rail
Linen cupboard with 4 melamine shelves
Broom cupboard with melamine shelf

Doors

Carved solid door to Front Entry
Glazed sliding external door to Laundry and Family
Flush panel internal doors

Door Furniture

Imported chrome entrance set to front door
Imported chrome levers to room doors
Imported chrome knobs to all cupboard doors
Weatherstrip to front door & internal access door to garage
Door stops

Tiles

Ceramic floor tiles from Builders standard range to Bathroom, WC, Ensuite and Laundry
Ceramic wall tiles from Builders standard range to Kitchen, Laundry and Bathroom vanity splashbacks, shower recesses and above bath (including selected border tiles)

Paint

Solagard low sheen to exterior timber (2 coats)
Low sheen acrylic to interior walls and ceiling (2 coats)
Gloss enamel to interior woodwork and doors (2 coats)

Electrical

Double power points throughout
Batten light points throughout
TV point to Family Room
Telephone point to Kitchen
Self closing exhaust fans above showers (x2)
Safety switches (residual current devices)
Smoke detectors (direct wired with battery back up)
Single phase meter box

Kitchen

Laminate base cabinets with postformed benchtops
Walk in Pantry with 4 melamine shelves
Omega 00651XB (600mm) multifunction electric oven (stainless steel)
Omega OG60XA (600mm) gas cooktop (stainless steel)
Omega K224X60 (600mm) canopy rangehood (stainless steel)
Dishwasher connections
Omega NH357S 1 3/4 bowl sink and drainer
Elba chrome mixer tap

Laundry

Radiant Tubmaster R455 stainless steel

trough and white cabinet
Hot and cold washing machine connections
Posh Base tapware (chrome)

Bathroom and Ensuite

Laminate vanity cabinets with postformed benchtops
Polished edge mirror to full width of vanities
Imperial Tribune china basins (white with chrome waste)
Valero Close couple china toilet suites (white with chrome flush button)
Caroma Medina 1672mm bath (white) to Bathroom
Polymarble shower base with semi framed glass pivot door and colour matched frame
Posh Base tapware (chrome)

Garage

Concrete waffle slab floor
Plaster lined ceiling with cornice
Colorbond panel lift door with brickwork over
Internal access door
Single weather proof ply rear door

Porch

Concrete slab, villaboard lined ceiling, face brick walls & tiled roof

Special/Options Features

Fixed site costs (including upgrade to Class H slab where required)
Landscaping to front & rear
Coloured concrete drive & front path
Coloured concrete paving to rear
Wing fence and gate to side of home
Ceramic floor tiles from builder's standard range to Entry, Family, Meals & Kitchen
Carpets from builder's standard range to balance of home
1 TV Point & 1 Telephone Point
100mm downlights throughout (batten point to Garage)
Split cycle cooling system unit to family room
Deadbolt to front door
Flyscreens to all openable windows
Flyscren door to Family and Laundry
Locks to all openable windows
Vertical blinds to all windows (excluding front door sidelights)
Overhead cupboards to Kitchen
Stainless steel dishwasher to Kitchen
Bathroom Accessories
Remote control to Garage door (includes 2No transmitters)
Security door to front door
TV antenna
Fencing to sides & rear
Clothes line and Letterbox

'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'.

The safe & easy way to build wealth through property



Contact Details

OzInvest Pty Ltd

Unit 18/7 Anella Ave
Castle Hill NSW 2154

PO Box 6662
Baulkham Hills NSW 2153

Freecall: 1800 800 775
Ph: (02) 9659 2400
Fax: (02) 9659 2444

Email: invest@ozinvest.com.au
Website: www.ozinvest.com.au

18/08/10

OzInvest 

