



Coachwood Rise Estate Morayfield Queensland



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Wealth Creation Group Limited

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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 has access to brand new house and land packages in this growing northern suburb of Brisbane. Coachwood Rise Estate, Morayfield is located only 39kms from the Brisbane CBD and 1km to the main arterial roads with access to Brisbane City, Gold Coast and the Sunshine Coast.

Special Features

Morayfield has easy access to all the following areas:-

Brisbane CBD (39kms) Easy access via main arterial roads allows an easy 35min trip to the City Centre.

Bruce Hwy (1.1km) Bruce Hwy provides a link from Morayfield to Brisbane.

Shopping Centres

Morayfield Megacentre (1.8kms)

Local Shopping Centre consisting of stores such as Babies Galore and Fantastic Furniture

Morayfield Supacentre (2.2kms)

Local Shopping Centre with stores such as Clark Rubber

Morayfield Shopping Centre (2.8kms)

Local Major Shopping Centre

Schools

Morayfield East Primary School (760ms)

Local state primary school.

Morayfield Primary School (2.9kms)

Local state primary school.

Morayfield High School (2.2kms)

Local state high school.

St Eugene College (3.7kms)

Local Catholic College, Prep - Yr 12 by 2012

Brisbane North Institute of TAFE (5.1kms)

Local TAFE.

Queensland University of Technology, Caboolture Campus (5.1kms)

Local University.

Public Transport

Morayfield Train Station (2.3kms)

Direct route to Brisbane CBD.

Caboolture Train Station (4kms)

Direct route to Brisbane CBD.

Hospitals

Caboolture Hospital (4kms)

Large Public Hospital

Parks & Leisure Centres

Centenary Lakes (3kms)

Caboolture Aquatic Leisure Centre (1.5kms)

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

Historical Capital Growth for Morayfield

Source:- Residex Market Facts March 2012

Total rate for the past 3 years was - -1.9%

Average rate over the past 10 years was- 10.6% 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 Coachwood Rise Estate, Morayfield

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
31.5% - \$37,001 - \$80,000 pa	\$99	\$6,829
38.5% - \$80,001 - \$180,000 pa	\$70	\$8,347
46.5% - 180,001 and above pa	\$36	\$10,082

Weekly Income

Assumptions:

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

Morayfield Shopping Centre

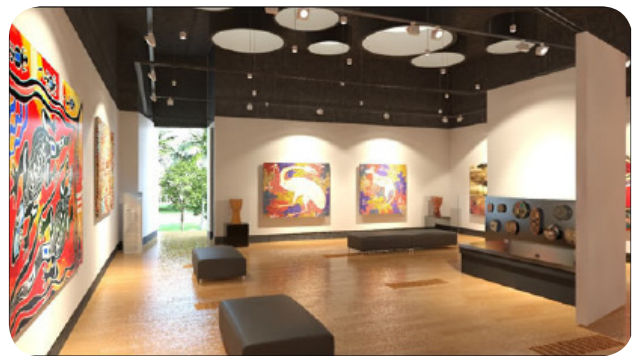
Morayfield Shopping Precinct is an extension strip of shops servicing Morayfield and surrounds, this shopping facility is anchored by major national brands including Woolworths, Big W and Target, as well as housing a cinema complex providing entertainment for residents. Upgrades to roads and shopping facilities continue with the growth in the surrounding areas.



Caboolture Library Learning Centre & Art Gallery

The Caboolture Council commenced the planning and design of a \$25m civic building which provides for a library, art gallery and learning centre on a site within the existing town square. The design is focussed on delivering a contemporary and modern facility with flexible and efficient spaces and general circulation areas while at the same time, retaining a feeling of space, openness and grandeur. The building will be over three levels with a roof top terrace.

The modern, high quality library and learning facility will cater for all sections of the community with the addition of an art gallery attracting local, regional, state and national exhibitions which will create a vibrant and exciting mix of uses to activate and reinvigorate the Town Square. Construction is planned to commence in June/July 2010 for completion by September 2011.



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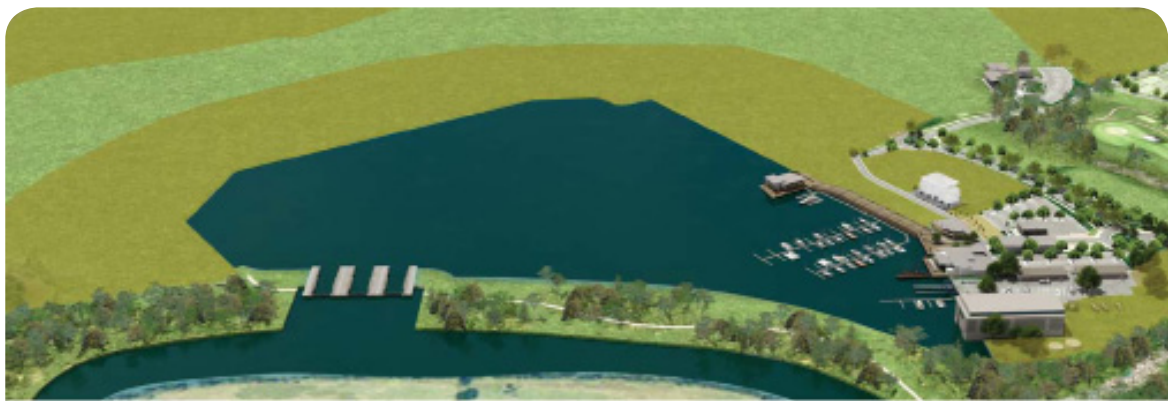
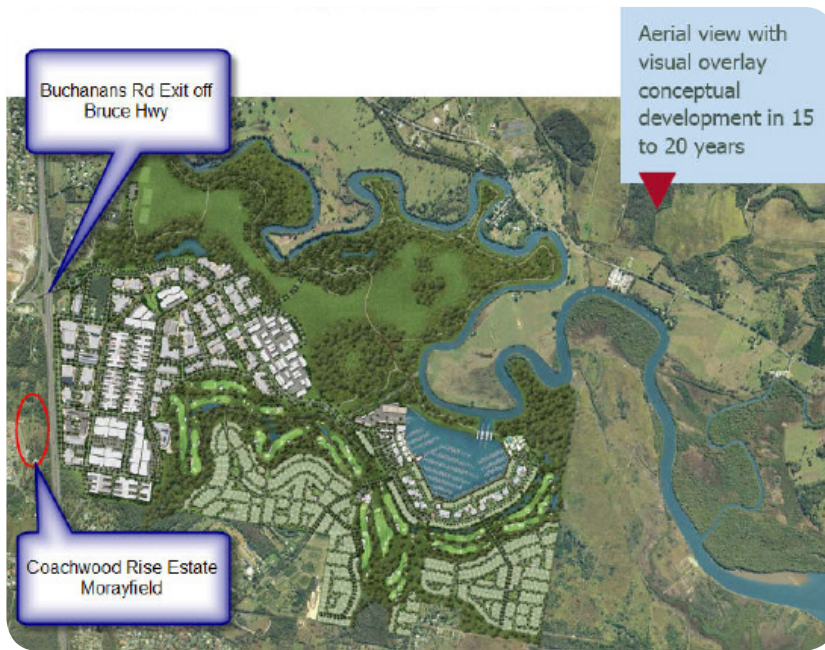


Northeast Business Park

Northeast Business Park Pty Ltd proposes to develop a 326 hectare multiuse precinct on 760 hectares of privately owned land located at Nolan Drive, Morayfield. The development will have a marine industry and business focus and provide new public access to the riverfront. The proposal for this project includes:

- A 160 hectare business and industrial precinct
- marina and associated commercial/retail/service facilities;
- more than 100 hectares of mixed density residential development;
- leisure facilities, including a golf course; and
- 365 hectares of active and passive recreation areas and environmental buffer zones.

The Northeast Business Park site is adjacent to the Bruce Highway and extends northeast to the banks of the Caboolture River. The site has approximately 9 kilometres of direct river frontage and has direct road access to the Buchanan Road interchange on the Bruce Highway. The Northeast Business Park site is approximately 4.5 kilometres east of the Caboolture town centre and is approximately 8 kilometres west of the mouth of the Caboolture River.



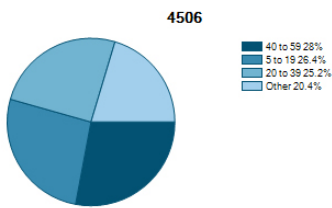
Phase 1 Snapshot Dec 2011



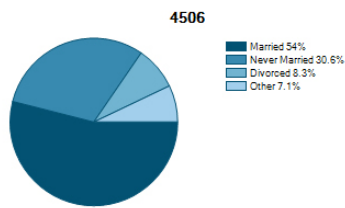
Postcode Demographics

Source:- Domain – 'Property Snapshot' produced March 2012

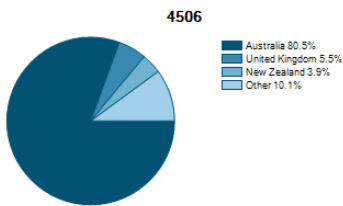
Age Group of Population



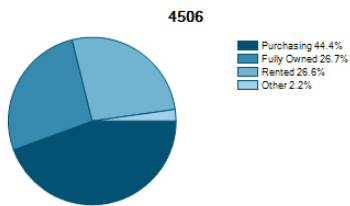
Marital Status



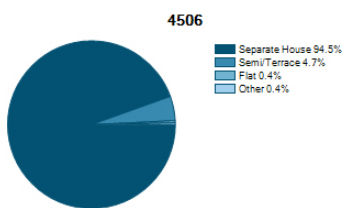
Country of Birth



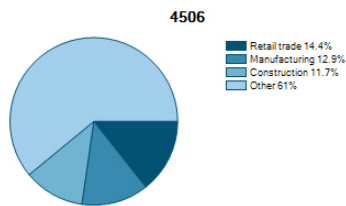
Nature of Occupancy



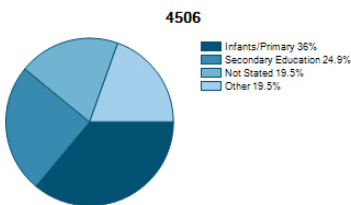
Dwelling Structure



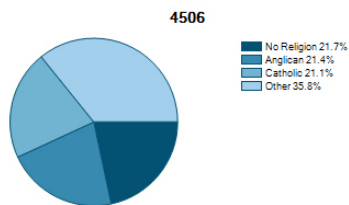
Occupation



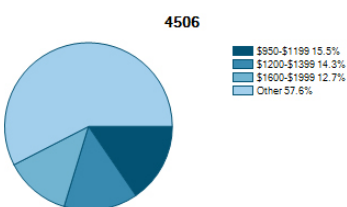
Educational Attendance



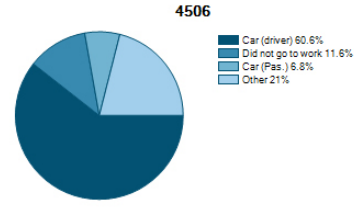
Religion



Housing Loan Repayment



Transport to Work



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Depreciation Schedule



OzInvest Vasse Felix "A"

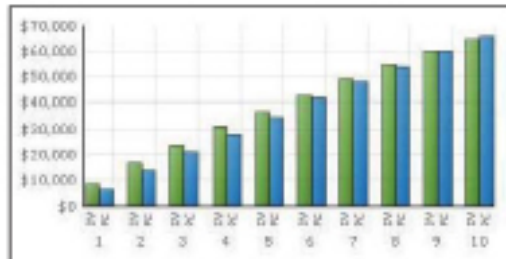
Washington Brown's estimate is based upon a selling price of \$416,000. This is an estimate of the division 40 & 43 depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$11,000	\$8,000
YEAR 2	\$9,000	\$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	\$6,000
YEAR 8	\$6,000	\$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, 1090 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



OzInvest



Deposit Details & Land Registration

Deposit \$1,500 Initial OzInvest Realty Holding Deposit
 \$1,000 Initial Land Holding Deposit

Registration Already Registered

The Construction

Brick veneer dwelling with tiled roof

House Description

- ✓ 4 Bedrooms
- ✓ Built-in robes to 3-4 bedrooms
- ✓ Ensuite to main bedroom
- ✓ Open plan living areas
- ✓ Double garage

10 Year Leaseback Option

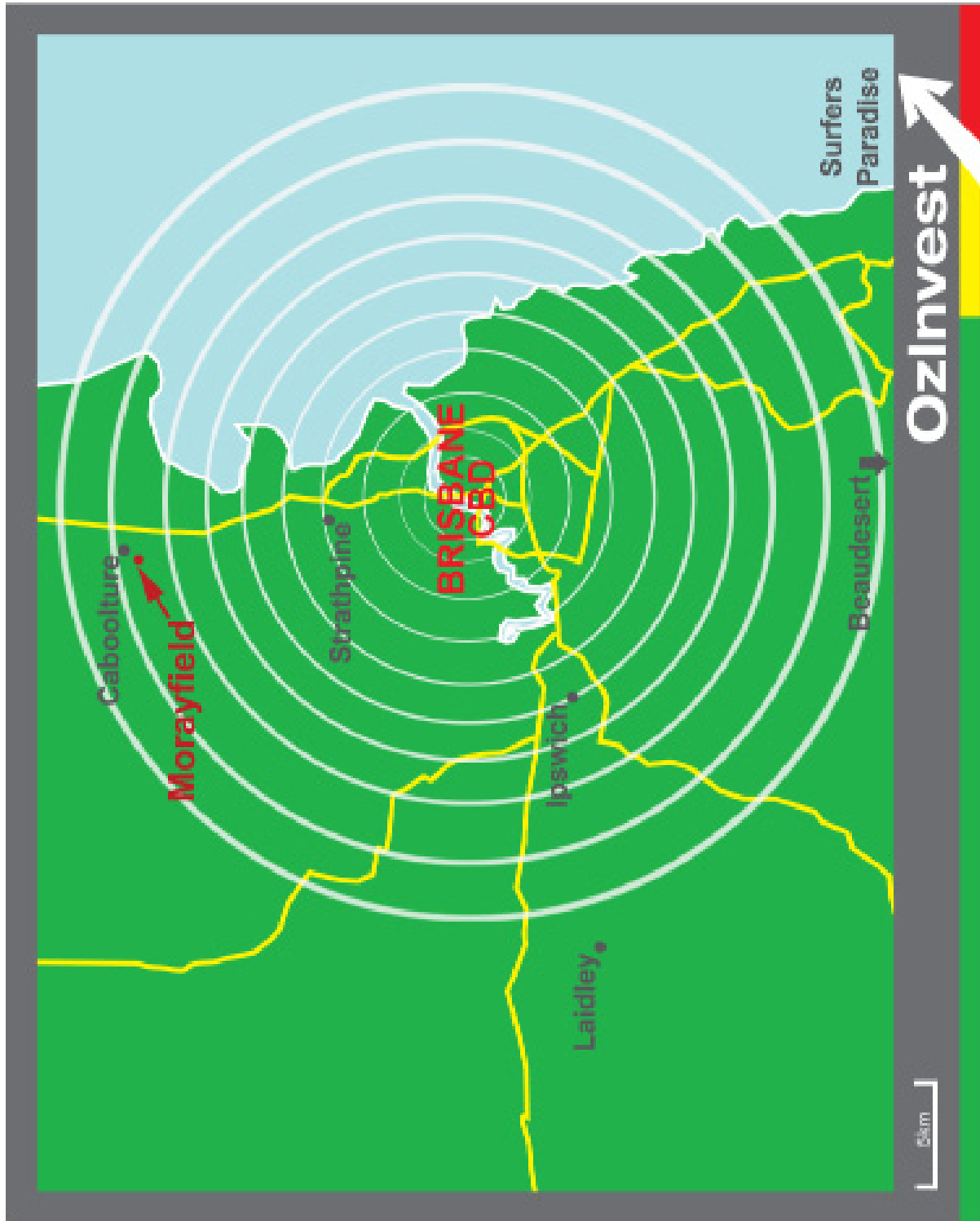
We offer a Guaranteed 10 Year Leaseback to all investors who acquire a property in this Estate through OzInvest. The lease agreement will cover owners for any shortfall in rent caused by vacancies or rental arrears. The rental income is set at normal market rent.



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Suburb Location Map



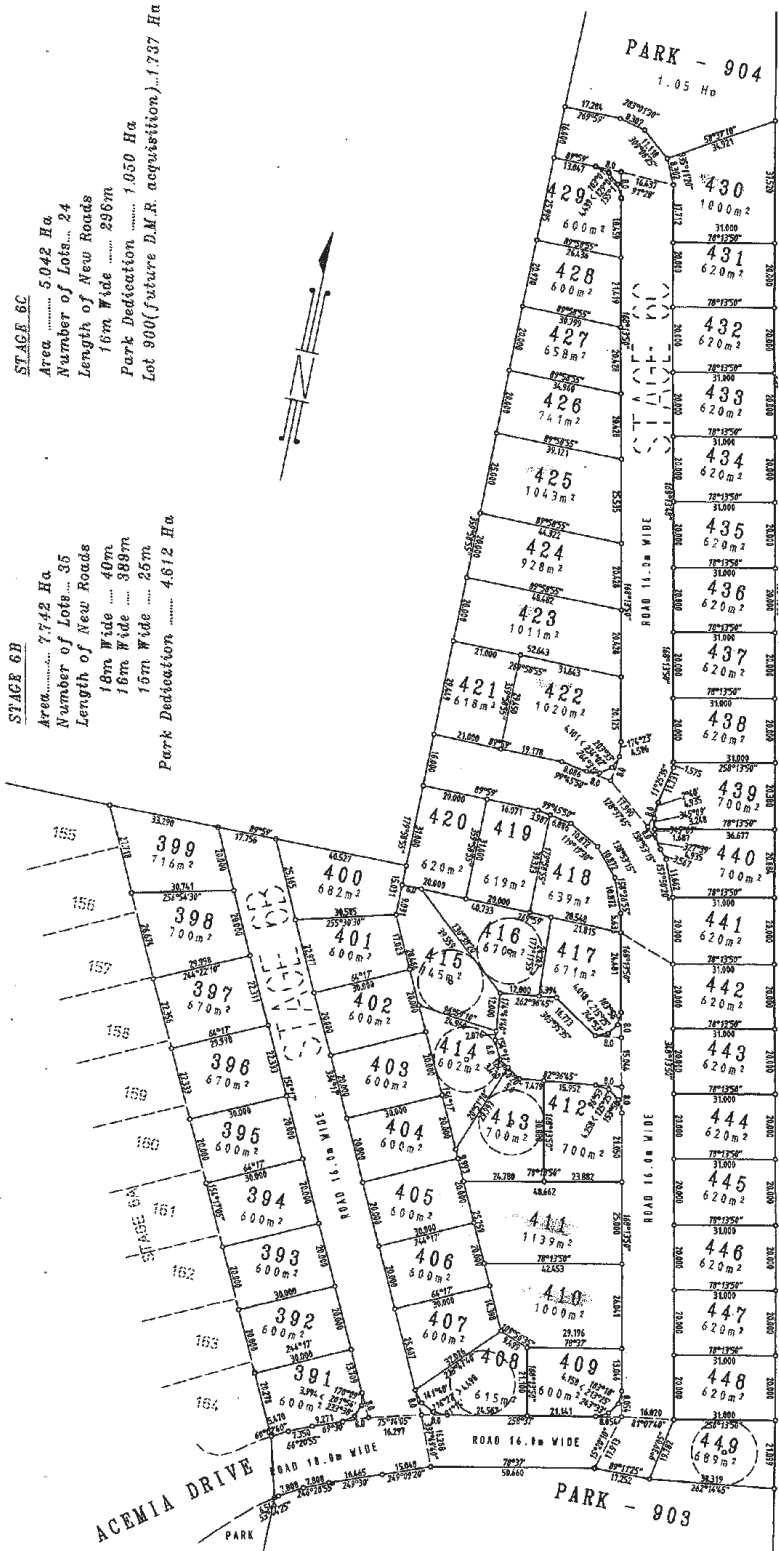
Suburb Location Map



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Master Plan



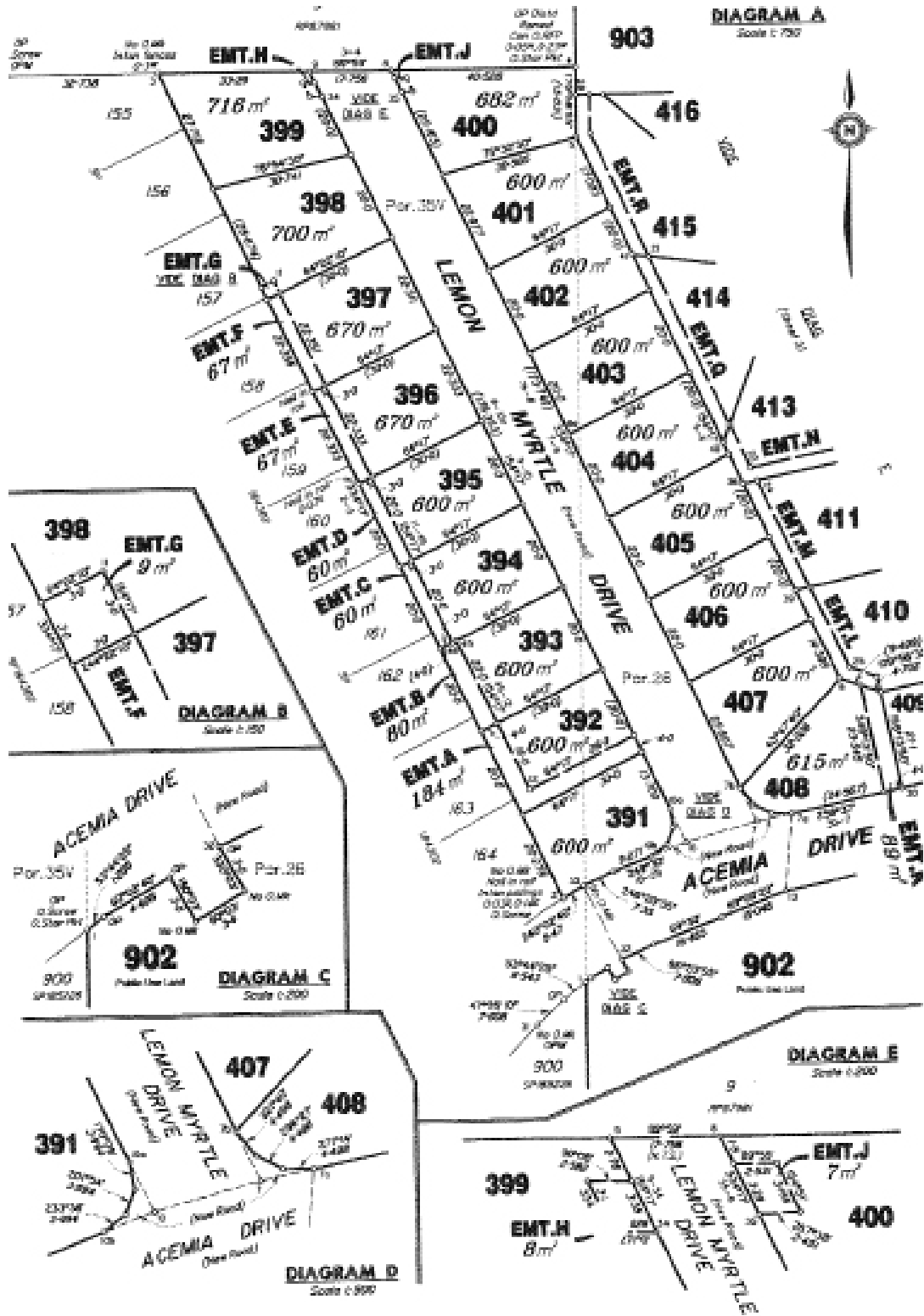
*Estate Plan is for illustration purposes only. Please refer to land plans for block sizes.



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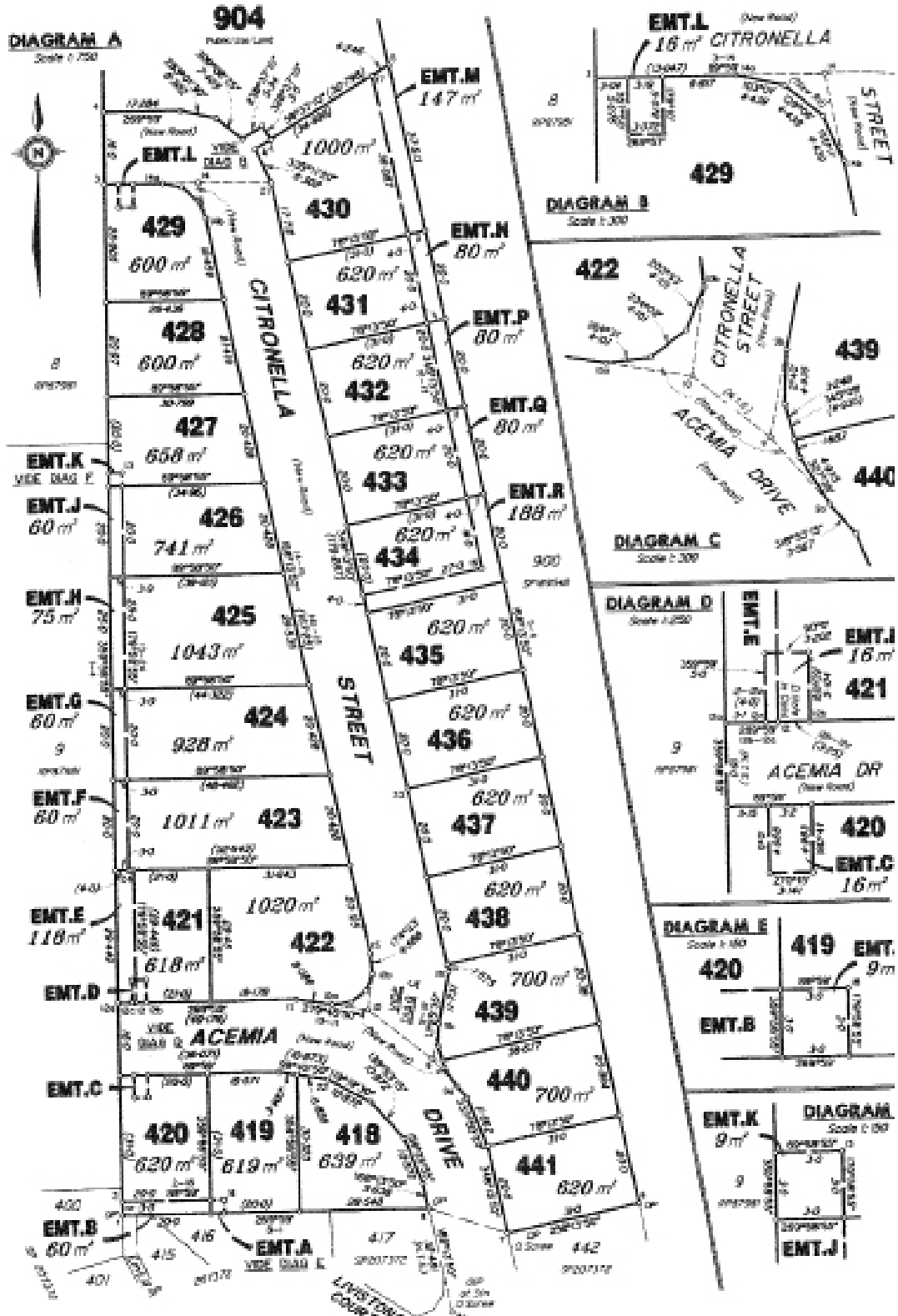
Land Plan



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Land Plan



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Estate Photos



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Rent Appraisal



19 March 2012

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Fax: (07) 3395 5111

Email: admin@ozinvest.com.au

Website: www.ozinvest.com.au

To whom it may concern,

Correspondence to:
PO Box 451 Morningside QLD 4170

**Re: Rental Appraisal
Coachwood Rise Estate, Morayfield**



This letter is to confirm that properties in the above mentioned estate are expected to achieve a rental income of \$355 - \$385 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



OzInvest



Standard Inclusions List

PRE CONSTRUCTION & SITE WORKS:

- * Construction insurance
- * Concrete Footings and Slab
- * Council Plans & associated fees & charges
- * Energy Efficiency to BCA Energy Code
- * All Site Works
- * Soil Test including Engineer Designed Footings and slab
- * Standard Working Drawings
- * Stormwater and Sewer Drains
- * Termite Treatment to Australian Standards

FRAME:

- * Engineer Designed Roof Trusses
- * Engineer Designed Timber Frame

ELECTRICAL:

- * Air Conditioning to family room
- * Circuit Breaker & Safety Switch.
- * Ceiling fans to lounge/family/all bedrooms.
- * Double Power Point per Room
- * Additional Double Power Point Kitchen/Lounge/Family
- * Single Power Point to fridge.
- * Exhaust Fans to bathrooms
- * External weatherproof Power Point
- * Fluro's to garage and patio cover.
- * Hard wired smoke detectors to Aust Stds.
- * Remote controlled garage door
- * Single Light fittings per Room including hallways (and porch, if applicable)
- * Standard Power to House
- * Telephone pre wire
- * Two telephone points
- * TV Aerial
- * Three TV points
- * Two external Lights

EXTERNAL FINISHES:

- * Colorbond garage doors
- * Outdoor living area (refer to working drawings)
- * Designer range of clay bricks
- * Clothes Line
- * Colorbond Fascias and Gutters
- * Concrete tile roof
- * Deadlocks to external doors
- * Front façade – full render and brick combinations (refer to attached working drawings)
- * Designer Front door. (refer to working drawings)
- * Key locks to all windows
- * Letter box
- * Powder coated windows & sliding doors
- * Security screens to external doors

- * Security screens to windows.
- * Two outside Taps
- * Slimline Water Tank (to Council requirements)

KITCHEN & ELECTRICAL APPLIANCES

- * Dishwasher
- * Flickmixer to kitchen sink
- * Kitchen Cupboards - Laminex/Formica
- * Kitchen - designer benchtops & splashback
- * Kitchen Drawers on Runners
- * Kitchen appliances to be s/steel
- * Oven Tower inc Microwave provision
- * Overhead Cupboards & Rangehood Inc bulkhead (as shown on working drawings)
- * Glass top hot plates
- * Hot Water Service (Heat Pump)

BATHROOM/ENSUITE/TAPWARE

- * Bath Tub
- * Base/Posh Tapware
- * Bathroom/Ensuite Mirrors
- * Dual Flush Toilet Cisterns and Pan
- * 2 Pak vanity in main bathroom
- * 2 Pak semi-recessed vanity in ensuite
- * Shower Screens
- * Towel rail/rings/Toilet Roll Holders

FLOOR COVERINGS

- * Carpets to lounge/bedrooms
- * Ceramic Floor & Wall Tiles to Wet Areas
- * Ceramic Floor Tiles to kitchen/family/meals

INTERNAL FINISHES

- * Built In Robes- (where shown on working drawings)
- * Designer Architrave's and Skirting
- * Fully Painted Inside
- * Gyprock Internal Lining
- * Vertical blinds
- * 45 Litre Laundry Tub with Cabinet
- * 90mm Cornice

LANDSCAPING:

- * Backyard fenced in timber 1.8m (Inc single gate)
- * Fully turfed/Landscaped garden to front yard
- * Stencilled/coloured/exposed concrete to entrance path, driveway and alfresco.
- * Plain concrete to any external paths/clothes line
- * Engineer designed Retaining walls (where applicable)

WARRANTIES

- * Associated material supplier warranties
- * Building Services Authority Insurance
- * Six year Structural Guarantee
- * Six months maintenance period

'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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Contact Details

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19/03/2012

