



Fox Hill Estate Nairne South Australia



Every single day's rent
for 10 years is covered

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Lifestyle
Wealth Creation Group Limited

OzInvest



Disclaimer

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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 at Fox Hill Estate in Nairne. Nairne is only 29kms from the Adelaide CBD via the South Eastern Freeway. Nairne is just a few minutes away from shopping centres, education and transport facilities.

Special Features

Nairne has easy access to all the following areas:-

Adelaide CBD (29kms) 25 mins drive to the Adelaide CBD via the South Eastern Freeway.

South Eastern Freeway Access Ramp (4.8kms) Provides commuters easy access to the Adelaide CBD.

Shopping Centres

Adelaide Hills Homemaker Centre (4.8kms)

Local retail centre anchored by Harvey Norman

Mt Barker Central (4.9kms)

Local shopping centre anchored by Coles

Schools

Nairne Primary School (1.2kms)

Local Primary School

Littlehampton Primary School (3.1kms)

Local Primary School

Mt Barker Primary School (5.5kms)

Local Primary School

Cornerstone College (4.4kms)

Local Lutheran Secondary College catering for years 8-12

St Francis De Sales College (4.6kms)

Local Catholic College catering for years R-12

TAFE of SA, Mt Barker Campus (5.5kms)

Local TAFE

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

Public Transport

Local Bus Service

Mt Barker Train Station (4.6kms)

Local train station

Hospitals

Mount Barker District Soldiers Memorial Hospital (6.1kms)

Local Hospital

Parks & Leisure Centres

Nairne Golf Course (5kms)

9 hole golf course

Mt Barker Golf Course (5kms)

18 hole golf course

Recreation Reserves

Historical Capital Growth for Nairne

Source:- Residex Market Facts August 2010

Total rate for the past 3 years was - 36.3%

Average rate over the past 10 years was- 11.0% pa

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What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Package at Fox Hill Estate in Nairne

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
30% - \$35,001 - \$80,000 pa	\$82	\$6,337
37% - \$80,001 - \$180,000 pa	\$54	\$7,816
45% - 180,001 and above pa	\$21	\$9,505

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.

Mount Barker

One of the fastest growing regional centres in Australia, Mount Barker is the major service centre at the southern end of the Adelaide Hills. In Mount Barker are a number restaurants, petrol stations, supermarkets and speciality shops, as well as sporting facilities, a hospital and several banks. As an established town, Mt Barker offers many recreational and community facilities for residents to access and enjoy. Looming over the town is Mount Barker Summit, which has excellent views of the surrounding area.



Mount Barker



Auchendarroch House



Mount Barker Church



Mount Barker Central Shopping Centre



Wallis Tavern and Cinema



Mount Barker Train Station

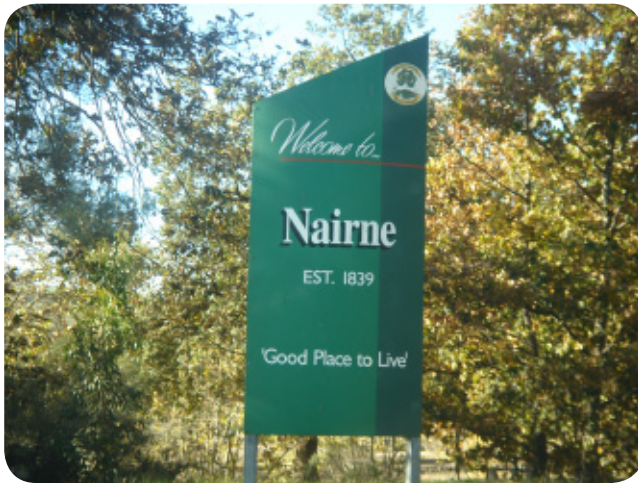


Mount Barker Bus Station

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Nairne



OzInvest





ADELAIDE is known as one of the best-planned cities in the world.

It was designed by Colonel William Light, the first surveyor-general of South Australia, when it was founded in the 1830s.

His design, known as 'Light's Vision', involved the city being laid out in a straightforward grid pattern.

It's got wide streets, parklands surrounding it and is easy to get around.

Light's plan was criticised at the time but he managed to overcome all the challenges of the day and today his design has become one of the best urban plans in the world, even making it to the National Heritage List.

Located on the coast like all major Australian cities, Adelaide is surrounded by hills and has maintained its heritage over the years with Victorian and Edwardian architecture.

Since Light's original plan for Adelaide back in the 1800s, the city has of course grown considerably, with satellite cities like Elizabeth in the north springing up to cope with urban expansion and sprawl.

The city will undoubtedly continue to grow into the future, which is why the SA Government has formulated a 30-year Plan for Greater Adelaide that sets out the way in which growth will be managed.

The plan points out that growth could be simply allowed to happen in an unplanned

way without any vision or purpose, but that would result in a sprawling city with poorly located housing, insufficient access to transport or jobs and an over-consumption of water, energy and other natural resources.

A draft plan was released in July and consultation took place over a period of three months.

It's believed there were hundreds of submissions for the plan when consultation ended on September 30.

It's not yet known when the final 30-year Plan for Greater Adelaide will be completed but the idea is state government agencies will use the document to plan infrastructure and services and councils will also use it to plan local infrastructure and guide their development decisions.

THE 30-YEAR PLAN

The SA Government has described the 30-year Plan for Greater Adelaide as a long-term vision for the future of the state.

The Greater Adelaide region covers an area of around 9000 square kilometres from Victor Harbor and Goolwa in the south, the Adelaide Hills through to Murray Bridge in the east, Gulf St Vincent to the west and the Barossa Valley and Mallala to the north.

It covers 28 council areas and seven SA Government regions including Western Adelaide, Northern Adelaide, Southern

Adelaide, Eastern Adelaide, Fleurieu, Adelaide Hills and Barossa.

During the next 30 years the government is planning for steady population growth of 560,000 people in Greater Adelaide which will require the construction of 258,000 additional homes.

It's also planning for economic growth of \$127.7 billion, the creation of 282,000 jobs and record infrastructure investment of \$11.4 billion over four years from 2009 to 2010 with a focus on major transport projects.

The 30-year plan promises to make two fundamental changes to planning in Greater Adelaide – specifically creating a new urban form and building Australia's most competitive and efficient planning system.

Minister for Urban Development and Planning Paul Holloway has described the plan as a blueprint for tackling economic and environmental challenges to ensure SA remains one of the most liveable, competitive and sustainable cities in the world.

The draft plan shows how the government will tackle the challenges of population growth, an ageing population, climate change, rising fuel prices, technological change, demand for affordable housing, economic growth and increasing pressure on the availability of infrastructure and resources such as energy and water.

"There are significant consequences for

Source:- Australian Property Investor, December 09

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failing to plan for these changes, such as falling behind on infrastructure needs, inadequate budgeting for long-term infrastructure priorities, failing to provide enough land for housing and jobs and inadequate planning for the services that communities will need, such as health and education," the plan reads.

"Collectively these failures will act as a handbrake on the economy.

"The plan seeks to provide a set of practical and achievable policies and targets to manage the forecast changes that will confront Greater Adelaide during the next 30 years."

The State Government formulated SA's Strategic Plan nearly six years ago and Property Council of Australia SA division executive director Nathan Paine says the 30-year plan provides the community with a visual and spatial representation of how that will play out over coming decades.

Basically the government's aim is to improve quality of life in SA, maintaining its heritage and culture while also providing for inevitable change and growth.

The 30-year plan outlines where people will live, where jobs will be located and where new transport and infrastructure will be.

It aims to locate the majority of new housing in current urban lands, particularly around transport corridors, which means about 80 per cent of the existing urban character will remain largely unchanged.

The government intends to create 13 new transit-oriented developments with the idea of creating 'walkable' neighbourhoods, where people can live close to public transport, employment and services.

The plan will also set aside 11,600 hectares of land to create new growth areas, which will be based on the principles of mixed use development, higher densities, a greater mix of housing and ideally will be located next to transport corridors.

By having a plan for the next 30 years, the government can ensure it provides adequate infrastructure well in advance in areas targeted for growth.

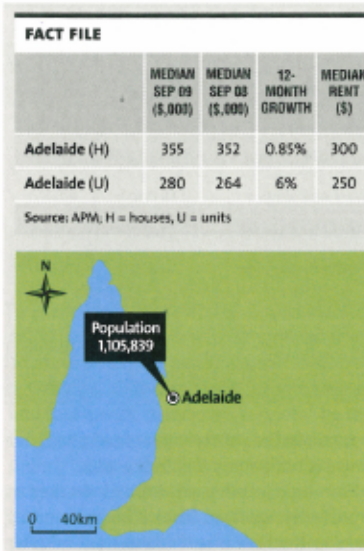
GROWTH IN GREATER ADELAIDE

According to the 30-year plan Greater Adelaide has a population of about 1.3 million people, which is just over 80 per cent of the SA total and it provides 68 per cent of the state's employment.

The plan forecasts a population increase in Greater Adelaide of 560,000 in the next 30 years and it's expected SA's population will reach two million by 2027.

During the consultation period for the 30-year plan there was some controversy and debate over its population projections.

Greens Member of the Legislative Council



Mark Parnell claimed the population targets were "vastly overblown" by as much as a quarter of a million people, citing Australian Bureau of Statistics (ABS) figures to back his argument.

He said discrepancies in population forecasts would have major implications for the plan by affecting land releases on the fringes of Adelaide for housing development, where the government was choosing to spend money on infrastructure and decisions made by investors about where to invest.

Parnell claimed the government was loading up population forecasts to create a false argument that more housing estates on Adelaide's outskirts were needed which would cause unnecessary, unsustainable sprawl into places like Mount Barker, Gawler and Buckland Park.

Holloway rejected Parnell's claims, explaining that the discrepancies between the population figures in the plan and the ABS were possibly due to a failure to take into account the fact that the plan covers the Greater Adelaide region, rather than just the Adelaide region.

He said the plan's population estimates were consistent with ABS projections.

The current average weekly population increase for Greater Adelaide is 310 people and the 30-year plan anticipates an average weekly increase of around 360 people, which Holloway said was "hardly an overly ambitious target".

It's believed there's a need to plan for a high-growth scenario, especially as projections for Australia's population have recently increased.

SA executive director of the Urban Development Institute of Australia (UDIA)

SA NEWS

HINDMARSH ISLAND

Rezoning for Hindmarsh Island, south of Adelaide, that will provide a framework for orderly development while also protecting Ramsar-listed wetlands has been approved.

Minister for Urban Development and Planning Paul Holloway says the rezoning reflects the increased demand for housing since the construction of the bridge to Goolwa.

Holloway says the government has attempted to strike an appropriate balance between the demand for new housing on the island and the need to protect its conservational values.

VACANCY RATE TIGHTENS

The metropolitan Adelaide rental vacancy rate tightened in August to reach 1.29 per cent, according to the Real Estate Institute of South Australia (REISA).

REISA president Robin Turner says although figures showed the vacancy rate remained low during August, property managers have claimed there was a slowing in tenant demand.

"Traditionally the market tends to pick up in spring, however tenant enquiry levels have been unseasonably low this year," he says.

"Anecdotal evidence from property managers suggests that the tightening vacancy rate can be attributed to a smaller amount of available properties coming onto the market."

Turner says with first homeowners less active in the market and investors returning to the rental market, there was likely to be an increase in rental stock.

In August, rental properties in the CBD continued to be a popular option for renters with the vacancy rate sitting at a low 0.44 per cent.

Terry Walsh says the increase projected for Adelaide is very moderate compared with projections for other states.

If population projections are wrong it could have an impact on investors buying in particular areas expecting growth, however most industry professionals believe the targets are basically correct.

According to the plan, about 70 per cent of the new housing to be created in Greater Adelaide over the next 30 years will be within

Source:- Australian Property Investor, December 09



current city limits which is designed to reduce urban sprawl and make it easier for people to be within walking distance of public transport.

Walsh says the target of 70 per cent infill is an ambitious one and is going to be a difficult challenge to meet.

"It will need government to ensure the transport corridors are planned and changed and these land parcels are ready well ahead of requirement," he says. "It's a very long-term change."

But he says infill is good because it stops urban sprawl which can cause a city to lose its culture and you can have a greater value return from infrastructure investment, for example by maximising the use of rail transport systems.

EXPANSION OUTSIDE ADELAIDE

About 11,600 hectares of land beyond the existing urban and township boundaries have been identified as new growth areas in Greater Adelaide.

According to the plan they include Mount Barker, Victor Harbor, Goolwa and Hindmarsh Island and, north of the city, Two Wells, Roseworthy, Concordia, Buckland Park, Buckland Park South, Cheetham, Globe Derby Park and the Playford North extension.

Priority for new broadacre developments will be given to land close to existing transport corridors, places of major employment or areas where development will have minimal impact on valuable agricultural lands and native vegetation.

According to the Housing Industry Association's regional executive director for SA and the Northern Territory, Robert Harding, the plan predicts the majority of growth will be in the north, with far less dramatic growth in the south.

"What growth is predicted for the south is along the fast rail track to Noarlunga," he says.

Following the release of the draft plan, there has been some opposition from Adelaide residents about where population growth will be targeted.

In particular Mount Barker residents have expressed concerns about growth in their area, with plans for another 29,000 people in the Adelaide Hills and Murray Bridge area.

The Adelaide Hills are about 20 minutes southeast of Adelaide and Mount Barker has become one of the fastest-growing areas in SA.

People have increasingly been moving to the area – which was once prime agricultural land – in recent years seeking a tree change and a more relaxing lifestyle.

According to a news report Mount Barker's population has increased about 17 per cent

REGIONAL TARGETS FOR GREATER ADELAIDE

Area	Net additional dwellings	Net additional population
Adelaide City	9,700	16,300
Eastern Adelaide	20,300	41,700
West Adelaide	46,000	90,000
Northern Adelaide	57,000	140,000
Southern Adelaide	40,500	82,000
Barossa	57,000	139,000
Adelaide Hills and Murray Bridge	13,000	29,000
Fleurieu	14,500	22,000

to 12,500 in the past two years and about one house is built every day in the area.

The community of Mount Barker is reportedly worried about more housing development because it's concerned valuable farming land will be compromised, as well as the town's unique and relaxed character.

It also believes there won't be enough infrastructure to cope with expansion.

However the SA Government has said there'll be enough infrastructure provided to accompany growth and the plan won't encroach on good farming land.

Barossa, including Gawler and Roseworthy, is expected to have an additional 139,000 people and farmers at Roseworthy have also reportedly expressed concerns about their town being overrun by development.

While the communities seem to be averse to growth, Harding points out that it has to take place somewhere.

He says it's a bit unrealistic for residents to not want anyone else to move to these areas and in the past, the local government areas, especially in Mount Barker, have been careful about the way in which development has taken place.

Paine says the plan provides clear indications as to where SA is going to grow, which is beneficial for investors.

"If you're a major residential developer, while it doesn't show specifically what parcels, what it does is tell you where the state will grow over time.

"It says to investors if you want to invest in SA we now have a clarity of process, we know what we're going to do.

"And it will make it easy to deliver product to the market – as an investor you couldn't ask for much more, except maybe to lower taxes."

Walsh says it's hoped the plan will create opportunities for investors in Adelaide.

"Without a strong property investor sector then you have a dearth of rental properties, which are a really critical part of the mix.

The plan at a glance

During the next 30 years the SA Government is planning for:

- Steady population growth of 560,000 people
- The construction of 258,000 additional homes
- Economic growth of \$127.7 billion
- The creation of 282,000 additional jobs
- Record infrastructure investment of \$11.4 billion over four years starting from 2009 to 2010, with a focus on major transport projects including the electrification and modernisation of the existing rail system, as well as the Noarlunga to Seaford rail extension, western tram extension and O-Bahn extension.

Source: The 30-Year Draft Plan for Greater Adelaide

"If you don't have property investors you have a very shallow rental market."

RESPONSE TO THE PLAN

Industry professionals have welcomed the creation of the 30-Year Plan for Greater Adelaide.

Since Light's original plan for Adelaide, Paine says the state has only addressed planning in a relatively ad hoc manner.

He says SA hasn't had a document like the 30-year plan for the past four decades.

"We haven't had a true strategic spatial plan for Adelaide," he says.

The plan will give certainty to SA in the medium to long term, according to Paine, particularly for homebuyers, investors and employers, and it will enable the state to grow in a planned, cohesive manner.

"At the very highest level it's a strategic planning document that sets out where SA is going to grow, how it's going to develop and cope with the significant population growth as we move forward," he says.

"This will help us avoid the chaotic, unplanned approach to population growth seen in many cities around the world."

Paine acknowledges the plan will undoubtedly draw criticism, particularly because SA is innately parochial.

He says change is a dirty word in SA and that will be one of the biggest challenges for the implementation of the plan.

But Paine's confident it will only be beneficial for the state and he says people need to start accepting that SA must grow along its natural path.

"The reality is that this plan will deliver things like increased densities and SA has for

Source:- Australian Property Investor, December 09

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a long time pushed back against that without truly understanding the issues involved.

"At the end of the day people understand if you want your kids to have an affordable home and you want them to have jobs, then you have to accept some growth."

Paine says it's important to remember density, which is not common in SA at the moment, will come over the life of the plan, not straight away.

The UDIA says the plan recognises that people want a choice between having houses on blocks of land or higher-density urbanised communities that are close to jobs and services through public transport.

Walsh says it's inevitable that with infill there'll be a broader range of housing with more apartments and townhouses in Adelaide.

He says the changing demographics of the population will demand it; there'll be a greater proportion of older people, single people and couples without children.

While there will be change, Harding believes Adelaide will be able to keep its heritage and character.

"There will always be those who believe infill development has to some extent compromised the heritage of the area," he says. "But the simple fact of the matter is that people have to live somewhere."

Harding believes this is the first time SA has a comprehensive plan which balances the needs of the development industry with those of the community.

"Particularly, unlike previous plans, it has a realistic population growth figure and a comprehensive infrastructure plan which deals with transport and water supply.

"But most importantly, it delivers a rolling stock aspect which can give comfort to the development industry, provided the govern-

PAINE SAYS THE PLAN PROVIDES CLEAR INDICATIONS AS TO WHERE SA IS GOING TO GROW, WHICH IS BENEFICIAL FOR INVESTORS.

ment is strong in implementing the targets they have set."

Harding says the majority of urban land in Adelaide is owned by the Land Management Corporation, which was taken by surprise when the housing boom occurred.

"Land releases didn't keep up with demand and that meant an increase in prices," he says.

"This plan recognises there has to be an orderly release and if it's implemented in the proper way it should avoid that (price rises) happening. If it's not implemented in the proper way we'll be back to the same problems we had in 2005 and 2006."

The UDIA says there's a need for more land to be released to house the state's growing population.

Having an adequate supply of land during the next few years will be crucial to avoid price rises and decreasing affordability.

While property in Adelaide is affordable compared to other states in Australia, Walsh says SA's capacity to provide affordable land is a real challenge.

"That's a product of needing a good supply and increasing the efficiency of our planning system."

In the past Harding says growth boundaries have been extended but then rezoning doesn't occur to allow them to be utilised for residential purposes.

"Although those boundaries (in the plan) at first seem to be quite comprehensive, what

we have to remember is we have a sad history of actually rezoning land within growth areas," he says.

"I hope while these areas identified are comprehensive, the actual mechanics to carry that forward takes place."

Walsh says the UDIA will be urging the government to take control of growth areas abridging various councils so as to get the necessary land available in a rezoned state ready for redevelopment.

"That's what's been lacking over the last decade – there's been a slowness of getting the necessary land to the market," he says.

While the industry response to the plan has been positive overall, there has been some suggestion that more detail is needed in various areas.

Paine says the plan could clarify the roles of the different levels of government, because one of the issues arising out of the plan will be the way in which it's implemented by local government.

Walsh says the UDIA applauds the notion of the plan, but there does need to be some spatial illustrations of growth areas and infrastructure to be delivered.

He says the government needs to put the necessary infrastructure in place – such as water, transport and electricity – before it's needed.

"Without the necessary infrastructure the plan doesn't achieve what a plan should." **api**

Source:- Australian Property Investor, December 09



Postcode Demographics – Nairne

Source:- Domain – 'Property Reports' produced August 2010

Demographics

PopulationSize	5252	SA
All People	4295	1467517
Country of Origin	5252	SA
Australian Born	86%	75%
Born Overseas - Top 5	5252	SA
United Kingdom	9%	8%
New Zealand	1%	1%
Netherlands	1%	1%
Germany	1%	1%
India	0%	0%
Age Statistics	5252	SA
20 to 39	31%	27%
40 to 59	27%	27%
5 to 19	24%	20%
60+	9%	19%
0 to 4	9%	6%
Family Statistics - Top 5	5252	SA
Married	56%	51%
Never Married	29%	30%
Divorced	8%	8%
Separated	4%	3%
Widowed	3%	7%
Religion - Top 5	5252	SA
No Religion	34%	24%
Anglican	16%	17%
Catholic	13%	24%
Uniting Church	13%	13%
Lutheran	7%	6%
Occupation - Top 5	5252	SA
Tradespersons and Related Workers	7%	5%
Intermediate Clerical/Sales/Service	6%	7%
Professionals	6%	7%
Labourers and Related Workers	6%	4%
Associate Professional	5%	5%
Education - Top 5	5252	SA
Not Attending (Working)	72%	75%
Infants/Primary	14%	10%
Secondary Education	6%	6%
Technical or Further Education	3%	3%
University or other Tertiary Institution	2%	4%

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Postcode Demographics Cont. – Nairne

Source:- Domain – 'Property Reports' produced August 2010

Transport to Work - Top 5	5252	SA
Car (driver)	28%	25%
Worked at home	3%	2%
Car (passenger)	3%	3%
Walked	1%	1%
Bus Only	1%	2%
Type of Dwelling - Top 3	5252	SA
Separate house	97%	76%
Flat	1%	9%
Semi/Terrace	1%	12%
Nature of Occupancy - Top 3	5252	SA
Purchasing	47%	27%
Fully Owned	32%	40%
Rented	17%	27%



Depreciation Schedule



Ozinvest Ramjet Homes: The Holly

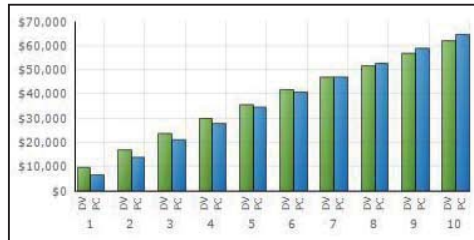
Washington Brown's estimate is based upon a selling price of \$419,000. This is an estimate of the division 40 & 43 tax depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	DIMINISHING VALUE	PRIME COST
YEAR 1*	\$12,000	\$6,000
YEAR 2	\$9,000	\$6,000
YEAR 3	\$8,000	\$6,000
YEAR 4	\$7,000	\$6,000
YEAR 5	\$7,000	\$6,000
YEAR 6	\$7,000	\$6,000
YEAR 7	\$7,000	\$6,000
YEAR 8	\$6,000	\$6,000
YEAR 9	\$6,000	\$6,000
YEAR 10	\$6,000	\$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 \$3500 cash holding deposit
Registration Registration expected September 2010

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

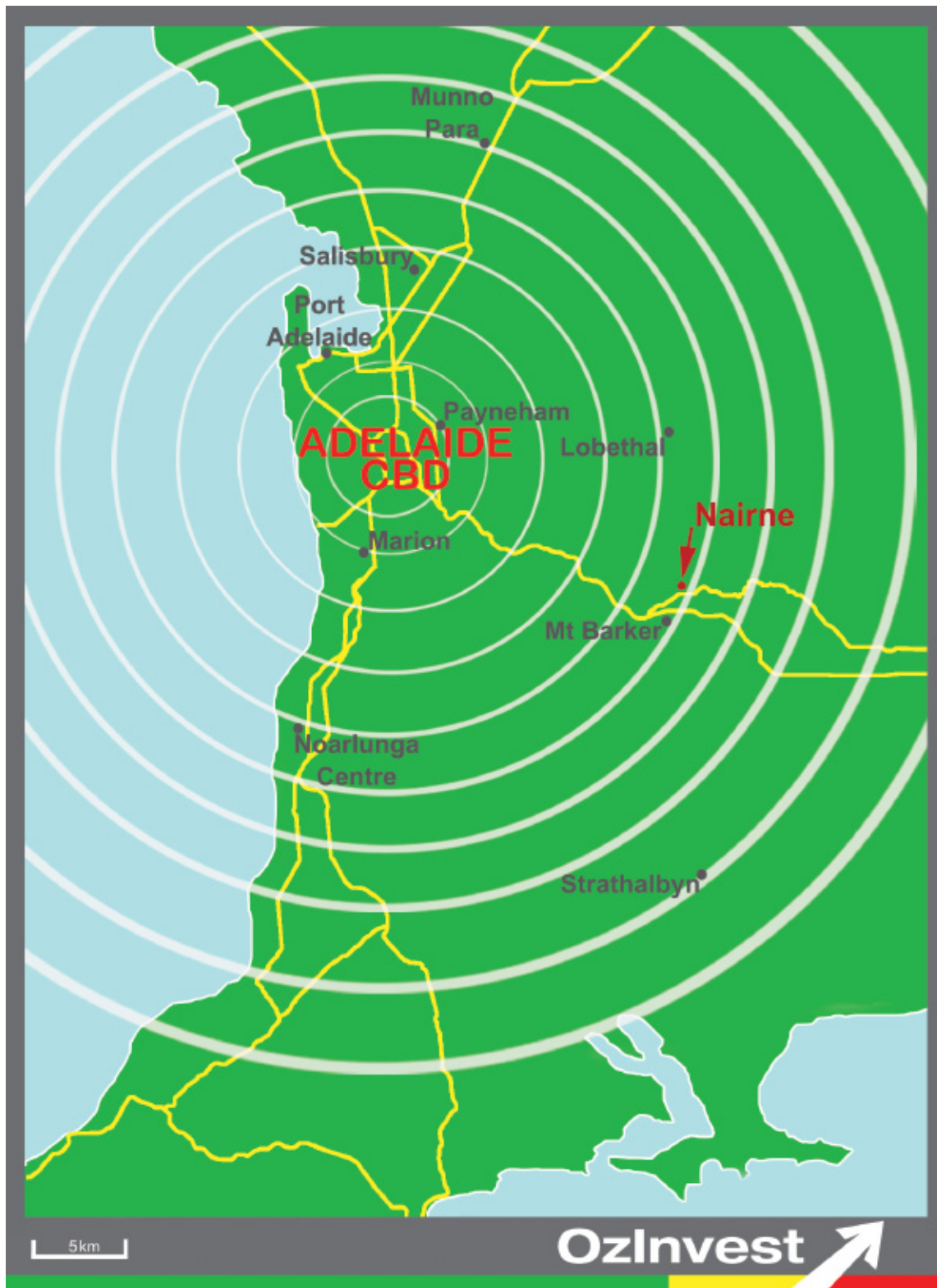
We offer a Guaranteed 10 Year Leaseback to all investors who acquire a property in this Estate through OzInvest. The lease agreement will cover owners for any shortfall in rent caused by vacancies or rental arrears. The rental income is set at normal market rent.



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



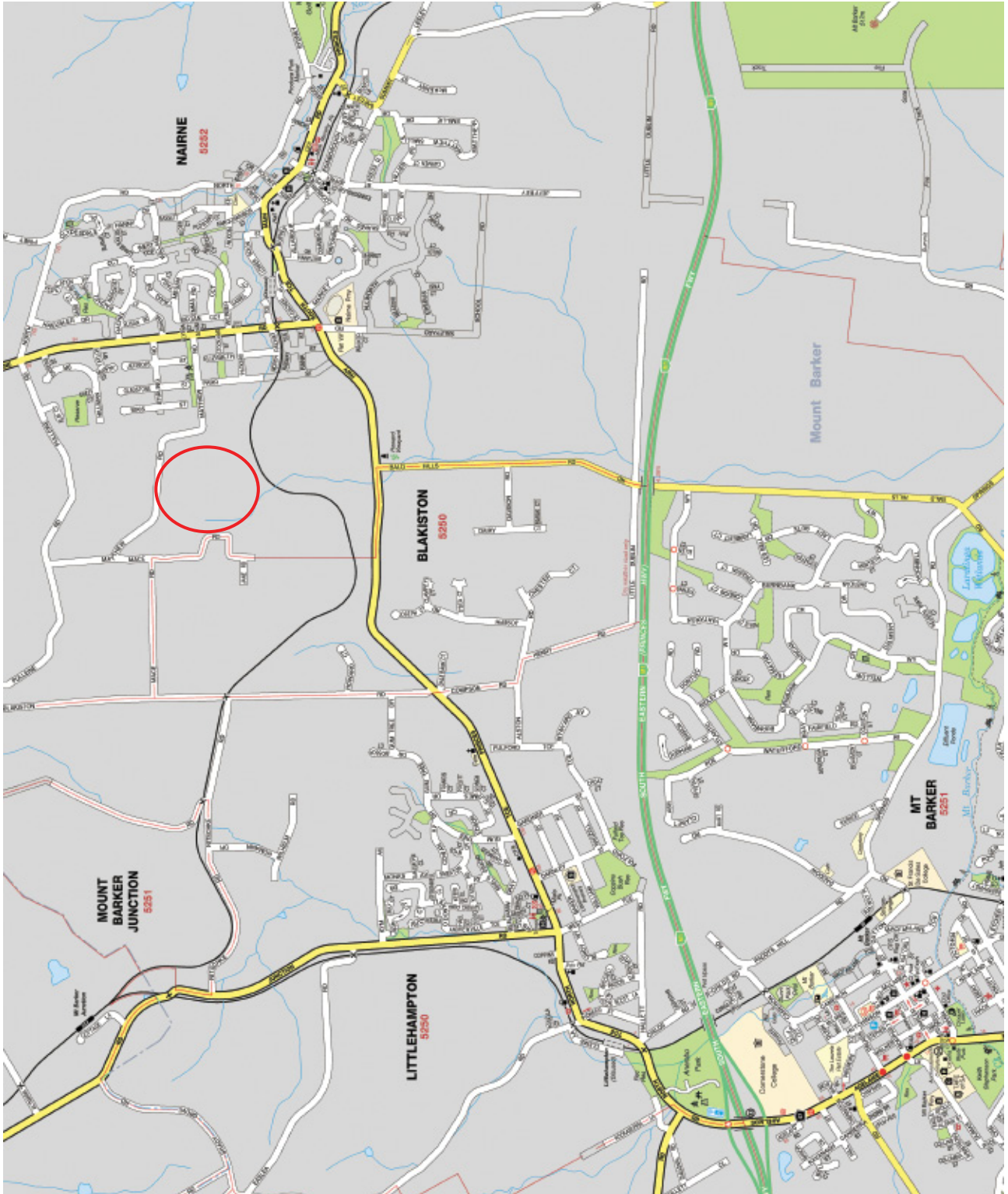
Suburb Location Map



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Suburb Location Map



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Lifestyle
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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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Rent Appraisal

DAVIDPASCOE
REAL ESTATE

RLA 230394

13 July 2010

Oz Invest Group
Attention: Richard Dunn
PO Box 6662
Baulkham Hills NSW 2153

Dear Richard,

Thank you for the opportunity to provide you with an appraisal on your proposed property investments in Nairne.

We see properties in Nairne and surrounding areas achieving high rental returns.

Given the current market I would estimate that the likely rental return would be in the vicinity of \$350 - \$370 per week.

If you require any further information, please do not hesitate to contact one of the team at David Pascoe Real Estate on 1300 163 119.

Regards and Thanks



David Pascoe
Your Real Estate Partner

"Success Through Superior Service"

P.O. Box 1577 Mount Barker, 5251 South Australia
P 1300 163 119 F 1300 163 139
E info@davidpascoe.com.au W www.davidpascoe.com.au
ACN 143 230 871 ABN 25 561 997 593



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Standard Inclusions List - Lots 29, 30 & 70

Site Preparation

Prepare level building platform using cut and fill method
Allowance for 1500mm maximum fall across building platform area

Concrete

Supply and construct 'H' class waffle raft footing and slab
Note - including concrete pump

Note - including piers extending through fill section of platform

Note - Portico and Alfresco slabs to be poured with main slab

Wet areas to be recessed approx. 25mm

Showers to be recessed approx. 50mm

Termite Protection

Provide Homeguard collars to slab penetrations

Wall/Roof Framing and Bracing

Supply and fix steel wall/roof framing and bracing

Roof Plumbing

Supply and fix colorbond corrugated profile steel roofing (22.5 degree pitch on main roof)

Note - selections from JAC Range

Supply and fix colorbond steel fascia and gutter (Gutter - Quad profile 115mm)

Note - selections from JAC Range

Supply and fix PVC downpipes with pipelock brackets (75mm round profile)

Windows and Sliding Doors

Supply and fit Powdercoated aluminium sliding windows and doors with clear glazing and keyed locks

Note - selections from JAC Range

Insulation

Supply and fix R2.0 Rockwool insulation in external walls (Including - Garage)

Supply and fix R3.0 Rockwool insulation to ceilings (Including Garage) (Excluding - Alfresco and Porch)

External Wall Construction - Brick Veneer

Provide rendered and painted external finish for front elevation

Provide bagged and painted external finish for Left / Right / Rear elevations

Doors / Door Furniture

Supply and fit auto panel-lift garage door approx. 2100 x 4800. Note - Selections from JAC Range

Supply and fit Humes XV1 2040mm x 820mm external hinged door to Entry including Gainsborough 890 Trilock entrance set

Supply and fit Humes moulded panel internal hinged doors including Pantry and Linen with Gainsborough Contractor series porcelain door furniture Note - Selections from JAC Range

Supply and install Vinyl sliding doors to Bed 2-3-4 Robes

Appliances

Supply and fit Westinghouse POP663S S/S electric oven

Supply and fit Westinghouse GHP16S S/S LPG gas cooktop

Supply and fit Westinghouse WRH605S S/S retractable rangehood

Supply and fit Dishlex DX103SK S/S dishwasher

Hot Water Service

Supply and fit Rheem Integrity 26Lt/min instantaneous LPG gas hws

Gas Works

Rough-in and connect gas cooktop / hws

Plumber/Drainer

Supply and fit cold water point for dishwasher provision

Supply and install external stormwater drainage lines connecting to downpipes and discharging to kerb

Electrician

Provide single phase underground mains from ETSA service pit to meterbox (Meterbox location to be confirmed)

Supply and fit electrical points as follows:-

(22) light points (batten holder only)

(01) two-way light switch

(17) double power points

(05) single power points (inc dw / ref / gas ct / rh / gd motor)

(02) WP single power points (water tank pump / gas hws)

(02) TV points

(02) Exhaust fans (Bathroom / Ensuite)

(02) smoke alarms

(02) telephone points (first point fitted and charged for by Telstra)

Cabinet Maker

Supply and fit laminated o'head cupboards on Kitchen / Garage wall and above refrigerator space including laminated infill extending to ceiling above

Sanitaryware/Tapware/Accessories

Supply and fit Posh Solus 1525mm long acrylic (white) bath

Supply and fit Posh Solus porcelain (white) drop-in basins

Supply and fit Abey 45 lt S/S drop-in laundry tub

Supply and fit Abey 1 3/4 bowl Kitchen sink

Supply and fit Renovator chrome mixer tapware throughout

Supply and fit Bristol chrome w/m cocks

Supply and fit Renovator chrome standard shower roses

"Supply and fit Renovator chrome double towel rails/toilet roll holders / towel ring"

Supply and fit Imperial Valero close-cpl porcelain (white) toilet suites

'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 Cont. - Lots 29, 30 & 70

Shower Screens and Mirrors

Supply and fit Aqua Deluxe clear laminated pivot door shower screens

Supply and fit polished edge vanity mirrors

Rainwater Tank

"Supply and fit 1000 Lt galvanised tank mounted on galvanised stand with pump and float operated switching valve (Note - JAC Range)"

External Linings

Supply and fix WR Plasterboard ceiling with cornice to Alfresco

Turnkey Items

Supply and fit Flyscreens screens to all sliding windows

Supply and fit Flyscreens to all sliding doors

Supply and fit Security screen to Entry hinged door

"Supply and fit Blockout Roller Blinds to all windows (Chain Driven) (Selections from JAC Range)"

Supply and fit Vertical Blinds to all sliding doors (JAC Range)

"Supply and lay carpet in Bed 1/Bed 2/Bed 3/Bed 4/Lounge (75 m²) Note - Selections from JAC Range"

"Supply and lay main floor tiles in Entry / Passage / Kitchen / Family / Dining (42 m²) Note - Selections from JAC Range"

Supply and lay floor tiles Under Portico (2 m²) (JAC Range)

"Supply and construct exposed aggregate conc. slab for Driveway (52 m²) Note - Kerb removal is not included (JAC Range)"

Supply and construct plain concrete slabs for Ext. Paths (46 m²)

"Supply and fit reverse cycle split airconditioning system :- * LG Inverter S24AWN - Lounge"

"Supply and install 5400 Lt Poly Fire Fighting Tank with 5.5 Hp petrol driven pump and Dura Fire hose on reel"

Supply and fit Energy Efficient light fittings throughout (JAC Range)

Supply and fit Television Antenna (JAC Range)

Supply and fit Wall mounted single folding clothesline (JAC Range)

Supply and install Letterbox with numerals (JAC Range)

Supply and lay turf on entire lot and footpath (JAC Range)

Supply materials and labour for landscaping (JAC Range)

"Supply and erect 1.8 M high Good Neighbour Colorbond fencing on Left/Right/Rear boundaries with returns to house Including (2) single gates with galvanised frames"

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