



## Seaton, Adelaide



Every single day's rent  
for 10 years is covered

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## Disclaimer

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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.

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## Introduction

OzInvest have access to brand townhouses in Seaton. These townhouses are part of a private gated community which is just minutes away from shopping centres, education and transport facilities. Seaton is only 9.5kms from Adelaide CBD and local beaches such as Tennyson Beach is only an 8 minute drive away.

## Special Features

Seaton has easy access to all the following areas:-

**Adelaide CBD (9.5kms)** 20 mins drive to the Adelaide CBD.

**Adelaide Airport (7.2kms)** 15 mins drive to the Adelaide Airport.

**Port Road (6.8kms)** An arterial road providing commuters easy access to the Adelaide CBD.

### Shopping Centres

**Westfield West Lakes (2kms)**

Major shopping centre

**Centro Arndale Shopping Centre (3.3kms)**

Local shopping centre

### Schools

**Hendon Primary School (500m)**

Local Primary School

**Seaton Park Primary School (1.4kms)**

Local Primary School

**Woodville Primary School (1.7kms)**

Local Primary School

**Seaton High School (1.4kms)**

Local High School

**Findon High School (2kms)**

Local High School

**TAFE of SA, Regency Campus (4.9kms)**

Local TAFE

**University of SA, City West Campus (8.3kms)**

Local University

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

### Public Transport

**Albert Park Train Station (800m)**

Local train station

### Hospitals

**Queen Elizabeth Hospital (1.7kms)**

Local Public Hospital

### Parks & Leisure Centres

**Grange Golf Course (1.4kms)**

18 hole golf course

**AAMI Stadium (1.8kms)**

AFL football stadium

**Cheltenham Park Racecourse (2kms)**

**Local beaches (3kms)**

## Historical Capital Growth for Seaton

Source:- Residex Market Facts August 10

**Total rate for the past 3 years was** - 36.3%

**Average rate over the past 10 years was-** 11% pa

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# What a Typical House & Land Package will Cost You:

**Example based on:** 3 Bedroom Townhouse in Seaton

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
30% - \$35,001 - \$80,000 pa	\$106	\$7,112
37% - \$80,001 - \$180,000 pa	\$74	\$8,772
45% - 180,001 and above pa	\$38	\$10,668

# Weekly Income

# Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6.7%
- Land component approx 40% of package price

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.*

## Westfield West Lakes

Westfield West Lakes is one of Adelaide's largest shopping centres, located in the city's north-west approximately 20 minutes from the CBD. Most recently developed in 2004, Westfield West Lakes is home to major retailers David Jones, Coles, Woolworths, Harris Scarfe, Kmart, JB Hi Fi and Rebel Sport . The Centre features over 200 specialty retailers, a seven-screen Reading cinema complex and a 650 seat food court. Located adjacent to the AAMI Stadium Australian Rules Football ground, the Centre is the main regional shopping destination for food and fashion in the western suburbs.



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## University of SA, City West Campus

University of SA is the largest university in South Australia, with 36,156 students, 2396 staff, five campuses and an annual revenue in excess of \$457 million. City West campus has some of the most modern facilities available, including wireless computer network access. Classrooms and lecture theatres are all well equipped and services available to students include café/bar, cafeteria and bookshop. The campus even has its own Post Office. There is also a gallery, theatre, and courtyards that serve as venues for community arts events. Complementing the campus's artistic surroundings are the Kaurna and Dorritt Black buildings, each of which have provided City West with innovative and state-of-the-art facilities for visual art, design and architecture studies.



## Postcode Demographics – Seaton

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

PopulationSize	5023	Adelaide
All People	14904	1072882
Country of Origin	5023	Adelaide
Australian Born	69%	72%
Born Overseas - Top 5	5023	Adelaide
Italy	10%	2%
United Kingdom	4%	9%
Greece	2%	1%
Yugoslavia	1%	0%
Poland	1%	1%
Age Statistics	5023	Adelaide
20 to 39	28%	30%
60+	27%	20%
40 to 59	23%	29%
5 to 19	17%	14%
0 to 4	5%	6%

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## Postcode Demographics Cont.

<b>Family Statistics - Top 5</b>	<b>5023</b>	<b>Adelaide</b>
Married	49%	50%
Never Married	30%	31%
Widowed	9%	7%
Divorced	8%	8%
Separated	3%	3%
<b>Religion - Top 5</b>	<b>5023</b>	<b>Adelaide</b>
Catholic	42%	26%
No Religion	14%	23%
Anglican	11%	18%
Orthodox	9%	4%
Uniting Church	9%	11%
<b>Occupation - Top 5</b>	<b>5023</b>	<b>Adelaide</b>
Intermediate Clerical/Sales/Service	6%	7%
Tradespersons and Related Workers	6%	5%
Labourers and Related Workers	4%	4%
Intermediate Production and Transport	4%	4%
Professionals	4%	8%
<b>Education - Top 5</b>	<b>5023</b>	<b>Adelaide</b>
Not Attending (Working)	80%	74%
Infants/Primary	9%	10%
Secondary Education	5%	6%
Technical or Further Education	2%	3%
University or other Tertiary Institution	2%	4%
<b>Transport to Work - Top 5</b>	<b>5023</b>	<b>Adelaide</b>
Car (driver)	23%	27%
Car (passenger)	3%	3%
Bus Only	2%	2%
Worked at home	1%	1%
Walked	1%	1%
<b>Type of Dwelling - Top 3</b>	<b>5023</b>	<b>Adelaide</b>
Separate house	64%	74%
Semi/Terrace	21%	13%
Flat	11%	11%
<b>Nature of Occupancy - Top 3</b>	<b>5023</b>	<b>Adelaide</b>
Fully Owned	45%	39%
Rented	34%	27%
Purchasing	13%	28%

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

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# Depreciation Schedule

WASHINGTON BROWN DEPRECIATION PTY LTD



## OzInvest 3 Bedroom Townhouse Seaton



Washington Brown's estimate is based upon a selling price of \$425,000. 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.



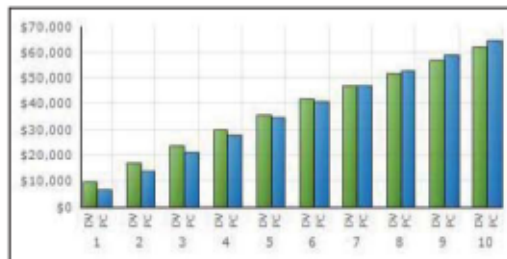
	DIMINISHING VALUE	PRIME COST
<b>YEAR 1*</b>	<b>\$12,000</b>	<b>\$7,000</b>
<b>YEAR 2</b>	<b>\$8,000</b>	<b>\$7,000</b>
<b>YEAR 3</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 4</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 5</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 6</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 7</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 8</b>	<b>\$5,000</b>	<b>\$7,000</b>
<b>YEAR 9</b>	<b>\$5,000</b>	<b>\$7,000</b>
<b>YEAR 10</b>	<b>\$5,000</b>	<b>\$7,000</b>



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](http://www.washingtonbrown.com.au) Email: [info@washingtonbrown.com.au](mailto:info@washingtonbrown.com.au)

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## Deposit Details & Land Registration

Deposit            5% of purchase price  
Registration       Registration expected December 2010

## The Construction

Brick veneer dwelling with Colorbond roof

## House Description

- ✓ 3 Bedrooms
- ✓ Built-in robe to main
- ✓ 2 way bathroom
- ✓ Open plan living areas
- ✓ Single 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.



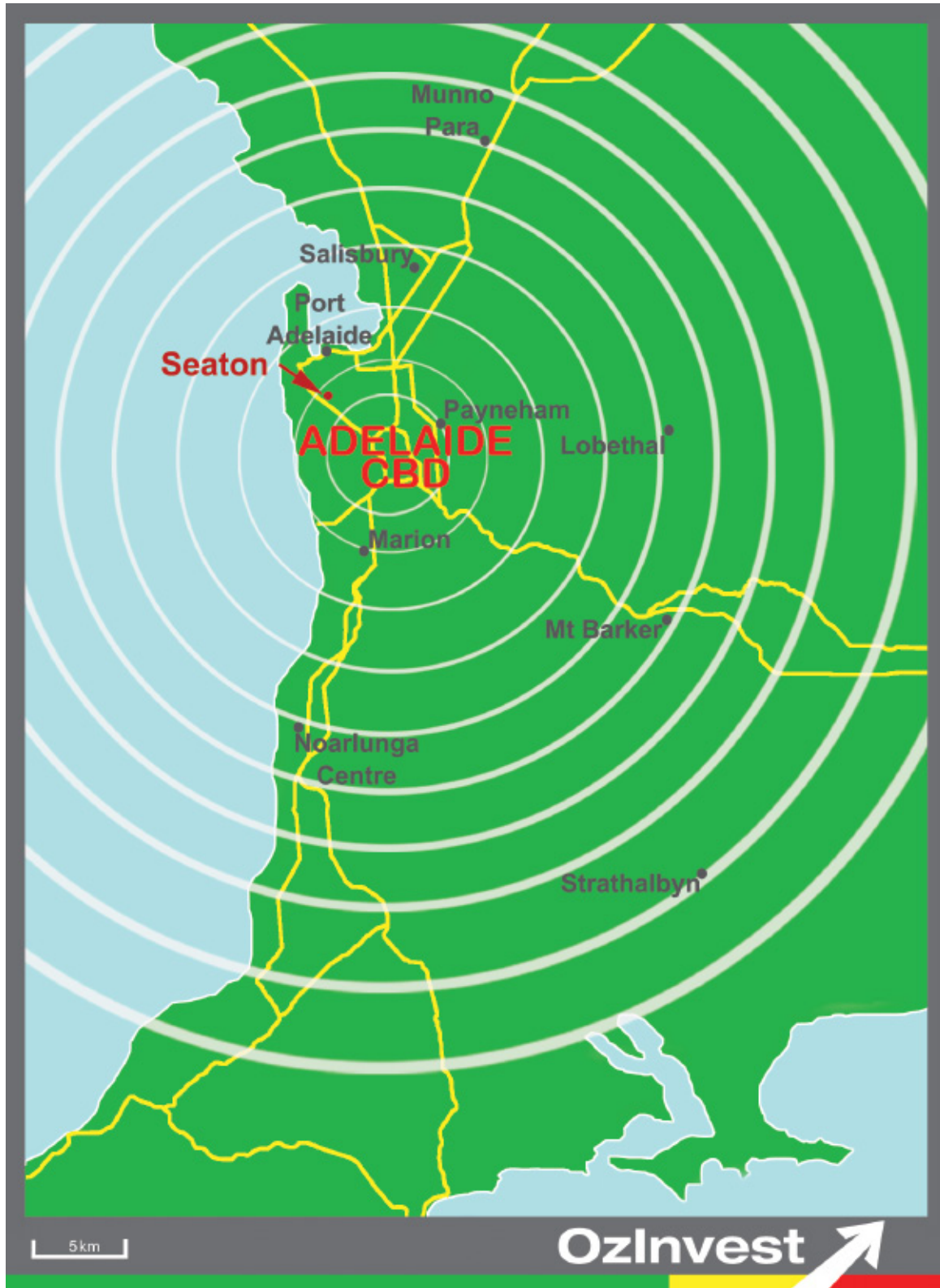
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## Suburb Location Map



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# Suburb Location Map



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# Land Plan



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# Rent Appraisal



RLA 230394

17 August 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 Seaton.

We see properties in the Seaton and surrounding areas achieving good rental returns.

Given the current market I would estimate that the likely rental return would be in the vicinity of \$350 - \$370 per week for the 3 bedroom executive townhouse.

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"*

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# Standard Inclusions List

## Internal Paint Finishes

- General paint colour (2coat)
- Solver – antique white usa - 1/2 strength
- Doors, skirtings and architraves
- Solver – antique white usa - full strength
- Ceiling and 90mm cornices
- Solver – antique white usa -1/4 strength
- Bathroom walls (where no tiling)
- Solver – antique white usa -1/2 strength

## Doors - Redicote

- Internal door furniture selection
- Gainsborough – builder to select

## Shower Screen & Robes

- Showers generally
- Fully framed or full side
- Shower screen colour
- Clear glass and chrome fittings
- Robes to main bedroom only
- Laminex or painted sliding doors in creme

## Joinery

- Kitchen cupboards under bench and pantry
- Laminate : builder to select colour
- Kitchen cupboards – overhead
- Laminate : builder to select colour
- Kitchen benchtop
- Laminate : builder to select colour
- Kitchen handles
- Stainless steel or chrome finish
- Bathroom vanity
- White two pack or similar
- Bathroom vanity benchtop
- White ceramic or similar
- Laundry linen cupboard
- Laminex off white or white
- Laundry cupboard
- Glo – tub white or white

## Bathroom Tiling

- Bathroom walls
- 1200mm high generally – white in colour
- Shower alcove
- 2000mm high generally – white in colour
- Bathroom walls (where no tiling)
- Solver – antique white usa -1/2 strength

## Floor Coverings

- Carpet to all bedrooms and upper floor
- Tiling - to all lower level living areas in porcelain

## Fixtures and Fittings

- Gas cooktop
- Euro ead4gs 4 gas burn button ignite s/steel
- Electric oven
- Euro ea60sa fan forced 4 func. Oven s/steel
- Rangehood
- Euro res60ss fixed 60cm rangehood s/steel
- Dish-washer
- Euro ed12des 60cm dishwasher s/steel

## External Fixtures and Fittings

- Ducted reverse cycle air-conditioning
- Single phase (zoned)
- Security alarm system
- Alpha numeric panel
- Hot water system
- Gas instantaneous
- Letterbox
- As selected by builder
- Security front door
- As selected by builder
- Window treatments/coverings
- As selected by builder
- TV Antenna
- As selected by builder
- Fenced and paved backyard
- Clothesline
- Driveway and path

*'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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18/08/10

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