

As Melbourne becomes “Manhattanised” a stunning new project is set to steal all the thunder

Dear Investor,



Future Melbourne

As you can see above, the Melbourne city skyline is transforming rapidly. Predicted to become the most densely populated area in Australia shortly apartments have been springing up throughout the CBD, however there is a need for many more quality apartments to house the burgeoning population.*

However, many projects over the past few years have been catering to the needs of students and young renters, being SMALL tiny studio or one bedroom apartments, most without car parks.

Many of these projects have struggled to find good quality long term tenants, which has caused the rental vacancy rate to increase in the CBD.

But there have also been several excellent projects, of high quality, with a variety of apartment choices (NOT just all studio or one bedroom) and with car parks, which were rapidly sold out, and which have full rental occupancy, and that also feature many owner occupiers living in them.

HOW'S THE CURRENT MARKET?

Melbourne property market tends to follow the long term trend of 18 years up, followed by four years flat or down.

(see www.citylifepropertygraphs.com to see the property cycles explained and shown for each Australian city. Use the log in vip and the password graphs to gain access)

Based on our research it is an excellent time to enter the Melbourne market for a sound long term investment.

How is the rental market?

This is the BEST news of all for investors. Over the past 5 years, due to an increase in supply in the city, the vacancy rate has been too high, being over 6 % vacant apartments for many years.

However, due to the increasing population in the city, and absorption of many of these towers, the rental vacancy rate has now dropped to a very low 2.1%, the lowest level since 2008.

This is BELOW the Sydney CBD, which is 2.5%.

(Source: SQM Research April 2016)

Prices: Sydney apartment prices are around 40% more than Melbourne's.

Costs to buy: Unlike Sydney, Melbourne has an investors tax BUT also has a stamp duty rebate.

Bottom line is this: On a \$900,000 new apartment purchase in Sydney (the approx. same as a \$540,000 apartment in Melbourne) you will pay around \$17,000 more than to get into Melbourne, plus you need a far higher down payment.

	SYDNEY 900k	MELBOURNE 540k
Stamp Duty:	\$36,000	\$3,000
FIRB Fee	\$ 5,000	\$5,000
Investors tax	nil	\$16,200
TOTAL	\$41,000	\$24,200

In addition this fabulous project on Spencer Road attractions:

Hotel style living in the heart of the city – a unique feature of this project is the developer's intention to make residents in the apartments also FEEL like they are living in a first class suite in a luxury hotel. Concierge, facilities, room services, residents lounge, as well as the other amazing amenities means many well-heeled residents will simply not need to leave their apartment.

Prime location - a prime location means more chance of strong capital gain. There is a reason the **prestigious Ritz Carlton** has chosen THIS location and THIS developer to team up with.

Rarity – Unlike many towers, WEST SIDE occupies a full city block, **has the train next door**, trams nearby, a large park is close, and tens of thousands of nearby office workers are potential tenants.

Something for everyone – there is a choice of one, two or three bedroom luxury suites to select from. This is an important investment point.

Rather than just single room apartments, having a variety of different type of apartments attracts different residents, more owner occupiers, and offer greater resale potential.

Beautiful interiors: -- the developers have created truly luxurious and superb finishes, with plenty of storage (RARELY SEEN IN MOST APARTMENTS) in each apartment.

Car parks: YES, Yes, car parks are available to purchase at extra cost.

And finally, just consider the investment package:

- Just 10% initial deposit.

- No progressive payments **and no other payments** needed until late 2019, estimated, depending upon construction progress.

- Freehold title.

- **Reduced stamp duty for investors** is just thousands instead of tens of thousands of

dollars.

- Up to 60%- 70% of valuation financing at currently 1% to 3% interest rates, depending upon your country of residence, or 70%-80% at Australian interest rates, currently around 4.7% for Australian citizens or permanent residents.

- Established Melbourne developer.

The apartments, like most in our Australian cities these days, have been designed to cater to the needs and prices of the inner-city residents, meaning they are very well designed, well priced, with fabulous facilities and in a great location in one of Melbourne's best positions!

For rental potential, many of these apartments are outstanding.

We urge you not to wait, but to seriously consider the benefits and amenities and location and pricing.

Still thinking of leaving your money in the bank?

A final point we need to mention is if inflation comes roaring back having money in the bank is the last place you need to have it. Even if inflation is only 2% to 4% per year, your money will most likely be rapidly losing value each year by leaving it in the bank.

We strongly suggest you read a special article we have on our website through the link "Sitting on Cash?"

OR

< Go to www.CitylifeProjects.net, click RESEARCH, and click SITTING ON CASH>

What you'll read in this special report will almost certainly amaze you and will certainly make you think seriously about whether you really should be leaving your money in cash in these times.

We look forward to being of service and please feel free to contact us with any questions you may have.

Yours sincerely

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PS: Take advantage now of the off-plan prices AND STAMP DUTY SAVINGS as well as avoid 4% Government tax by acting **BEFORE 1 JULY 2016**.

**Source URBAN MELBOURNE 1 April 2016: The Australian Bureau of Statistics (ABS) released its updated regional population growth figures on Wednesday and at 14,114 people per square kilometre, the Melbourne CBD sits as the second most densely populated area of the country*

behind Pyrmont-Ultimo in Sydney (15,117 people per square kilometre). The Melbourne CBD is likely to be in pole position within 12-24 months.

