

Breeze Riverside, West End

Investment Summary

Type	:	12 storey boutique high quality apartment building, in a Master Planned project in a prime near river inner-city Brisbane location, just a short distance to the CBD, University of Queensland and all that West End offers.
Tenure	:	Freehold Strata Title, including car park to all apartments.
Foreign buyers	:	Approved for purchase by foreign investors, with no FIRB application or fees needed.
Developer	:	Pradella
Number of Apartments	:	110; 40 one bedrooms, 58 two bedrooms, 12 three bedrooms.
Internal sizes (sq. m)	:	One bedroom 51-54, two bedroom 67-96, three bedroom 94-126.
External sizes (sq. m)	:	One bedroom 9-27, two bedrooms 10-48, three bedroom 15-52.
Residents facilities	:	Retail/cafe space G/F, sky terrace with 20m lap pool and BBQ facilities 8/F,
Completion (estimated)	:	Last quarter 2019.
GST & Taxes	:	Fixed price contract. No separate payment for G.S.T. needed by purchasers. The apartments are highly tax effective for investors and for those intending to live in Australia in the future.
Government Stamp Duty	:	Government stamp duty on a property purchase in Australia varies between 3% to around 5%. Foreign investor duties may apply depending upon your status. Brisbane offers the lowest fees and taxes of all Australia's major East Coast cities, substantially less than Melbourne or Sydney.
Finance	:	Up to 65-70% is readily available in Australian dollars, principle and interest or interest only. Finance can be applied for now, approval will be given, and interest rate confirmed for completion in 2019.
Fixed Price	:	The apartments offer a competitive, all included fixed price. Your 10% deposit is held in a Solicitors Trust Account. No

other payment is required until completion. High quality fixtures and fittings, and a freehold car park is included in the purchase price for all apartments. All prices guaranteed the same as available in Australia or through the developer.

Body Corporate : Owner's Corporation approx. \$3,300 - \$4,000 per annum

Price range : 1 bed + 1 bath from \$394,000, 2 bed + 2 bath from \$579,000. Many are priced under AUD\$7,500 per square metre.

Rental Estimates : 1 bed + 1 bath: \$380-\$435 pw / 2 bed + 2 bath: \$510-\$645pw / 3 bed + 2 bath: \$695-\$805pw

A rent guarantee applies to each apartment at market rent for 2 years after completion. (approx. 4.8%- 5.2%)

Transport/Walk-Score : West End in Brisbane has a high Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot. It also has a Transit Score of 74, rated excellent, meaning that Public Transport is convenient for most trips.

: The City Glider Bus Stop is just 200 metres away. Brisbane CBD is just 15 mins by Bus, and the University of Queensland is only one stop away on the River Cat ferry.

Legal : Your own Australian solicitor is usually required. We can refer reputable solicitor firms familiar in dealing with overseas client's requirements.

Purchase procedure:

1. Select your referred price and layout
2. We will confirm your booking as soon as possible.
3. Fill out booking form as supplied to you AND pay initial holding deposit of AUD\$2,000 (or equivalent)
4. Appoint an Australian Solicitor to review your contracts.
5. Sign contract and pay 10% deposit.
6. Apply for Finance if needed. A fee of \$2,500 applies if getting approval now.
7. No other payments need to be made until completion.
8. You will be kept informed of construction progress and notified approx. 3 months prior to final completion.

On completion, you will be required to pay the balance of the purchase price, by way of finance, or cash, plus your own costs.

Subject to Contract

The data and information is believed to be correct but not guaranteed, should be used as a guide only and investors should make their own enquiries.