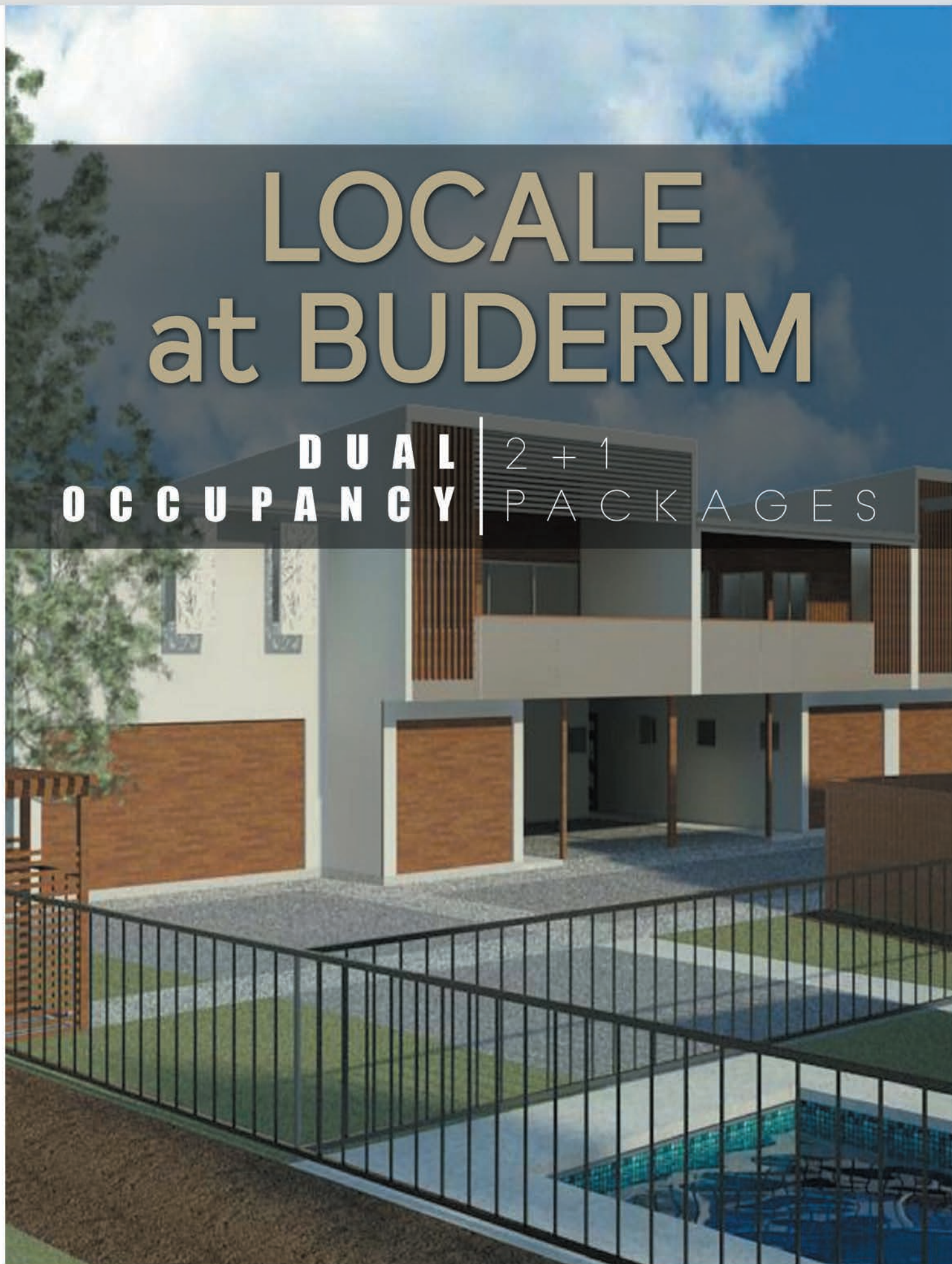


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SUNSHINE COAST DUAL OCCUPANCY PACKAGES

LOCALE at BUDERIM

DUAL | 2 + 1
OCCUPANCY | PACKAGES



THE CAMERON BIRD GROUP

'Your Property Partners Australasia'



JACK BIRD
OWNER / LICENSEE
THE CAMERON BIRD GROUP

15th August, 2018

FROM THE DESK OF JACK BIRD

Another Cameron Bird first! (2+1) Dual Occupancy single contract Townhouses. Great location within minutes drive of the University of The Sunshine Coast and right in the heart of the major activity centre for the area: Sippy Downs. 2017 saw both the opening of the \$73 million YOU! insurance global headquarters and an anchoring major supermarket for the area in Coles. Multiple mixed use retail centres are also constructed and under construction. It's a large area to service and the Sippy Down activity centre is primed to handle this rapid growth. Rarely do you find such a configuration of investment points:

- Dual Occupancy single contract purchase
- Up to 6.91% rental yield
- Median rental yield of 6.77%
- SMSF compliant
- Sunshine Coast is in the upswing of its market
- CASH FLOW POSITIVE up to \$146 per week BEFORE tax
- CASH FLOW POSITIVE up to \$208 per week AFTER tax
- The only Dual Occupancy development in the area
- 2.1% Vacancy Rate

As you will see in the following pages, there are just four Dual Occupancy's remaining but clearly, there is no major advantages of the ones already sold on the hold compared to available now. Make contact at your earliest convenience, we are available day or night: (07) 3871 2500 or email: info@cameronbird.com.au

JACK BIRD
0432 687 677
OWNER / LICENSEE
THE CAMERON BIRD GROUP

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EXTRAORDINARY RETURNS

with REAL OBTAINABLE RENTS.

THE CAMERON BIRD GROUP 'PROPERTY INFORMATION PACK'

\$549,000 returning up to \$730 per week*

3 BED | 3 BATH | 2 CAR single contract Dual Occupancy townhouses that deliver extraordinary returns of up to 6.91%. That's up to \$146 per week BEFORE tax and \$208 per week AFTER tax on a property sub \$550,000. Is it obtainable? Absolutely yes and this is backed by the demand shown for the project. Only four townhouses remain (a further three under E.O.I) in this boutique development of just twenty. You have not missed the boat as there are only two designs and they are all of the same size. We know this area very well as we recommended and marketed the adjoining development in 2011! At 198 sqm in size and with a generous private courtyard, the townhouses will attach a premium. If you've been waiting for an affordable, value for money, high yielding investment property in a strong growth market, don't hesitate to call us on: (07) 3871 2500 or email: info@cameronbird.com.au

**6.77% MEDIAN
RENTAL YIELD**

RENTAL YIELDS



AFFORDABILITY



GROWTH MARKET

QUICK FACTS: *Locale at Buderim, Buderim QLD, 4556*

- * Type: (2+1) Dual Occupancy Townhouses
- * Price: \$549,000
- * Size: 198 sqm

- * Median Rent: \$715 p/w
- * C.F.P: Up to \$208 p/w
- * Annual C.F.P: Up to \$10,840
- * Median Rental Yield: 6.77%

* Forecasts and estimations have been based on research completed by The Cameron Bird Group. Please contact our office to discuss our research in more detail. Please also consult your accountant to review our financial analysis and discuss the suitability of this property to your individual circumstances before entering into a purchase contract. No reproduction is allowed, all copyright reserved: Your Property Partners Australasia Strictly for Cameron Bird consultants only, not permitted for use by an external property agents.

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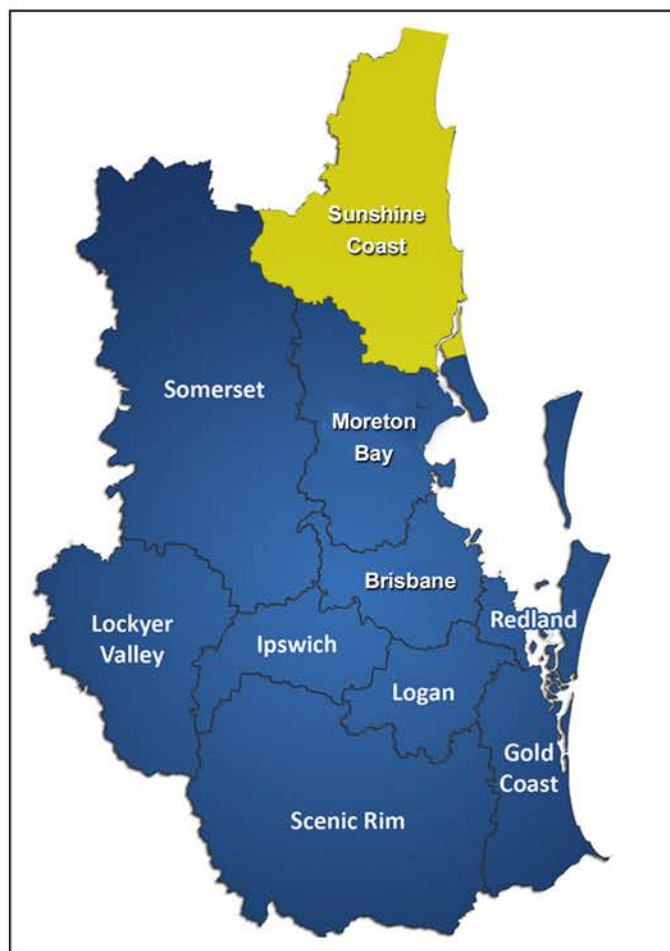
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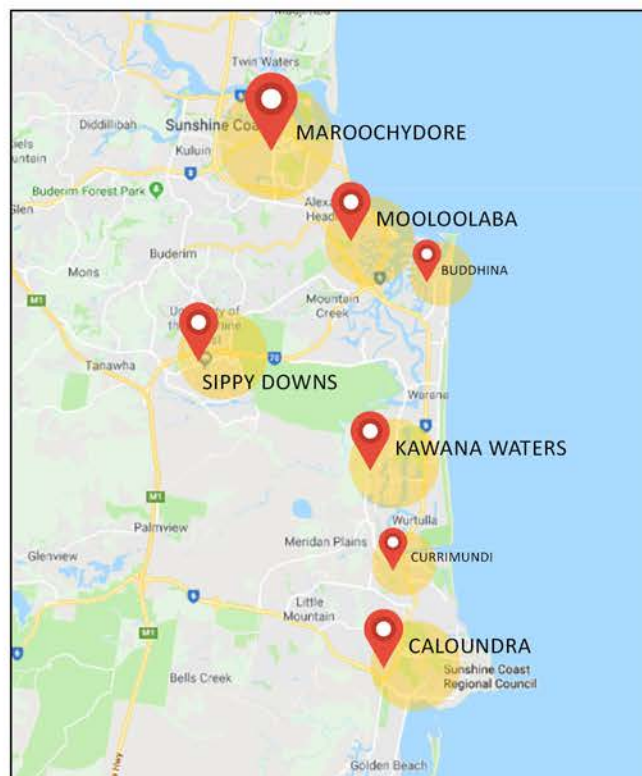
THE SUNSHINE COAST



THE SUNSHINE COAST THE CAMERON BIRD GROUP



REGIONAL CENTRES:



The Sunshine Coast is the third most populated area in the Australian state of Queensland. Located 100 km (62 mi) north of the state capital Brisbane in South East Queensland on the Pacific Ocean coastline, its urban area spans approximately 60 km (37 mi) of coastline and hinterland from Pelican Waters to Tewantin. What's important for investors to understand, is that it is made up of several regional centres that have been rapidly growing to cater for the needs of the area. From the new CBD underway in Maroochydore right down to the new master planned estate in Caloundra, all these areas are expanding through sheer investment from both private and government sectors. The ripple effect has seen major business setup and expansion and population migration has followed. The Sunshine Coast has diversified its economy very successfully and strong growth has followed and it set to continue.

In this **Property Information Pack**, we start off with:

REGIONAL CENTRES + GROWTH DRIVERS

Then onto:

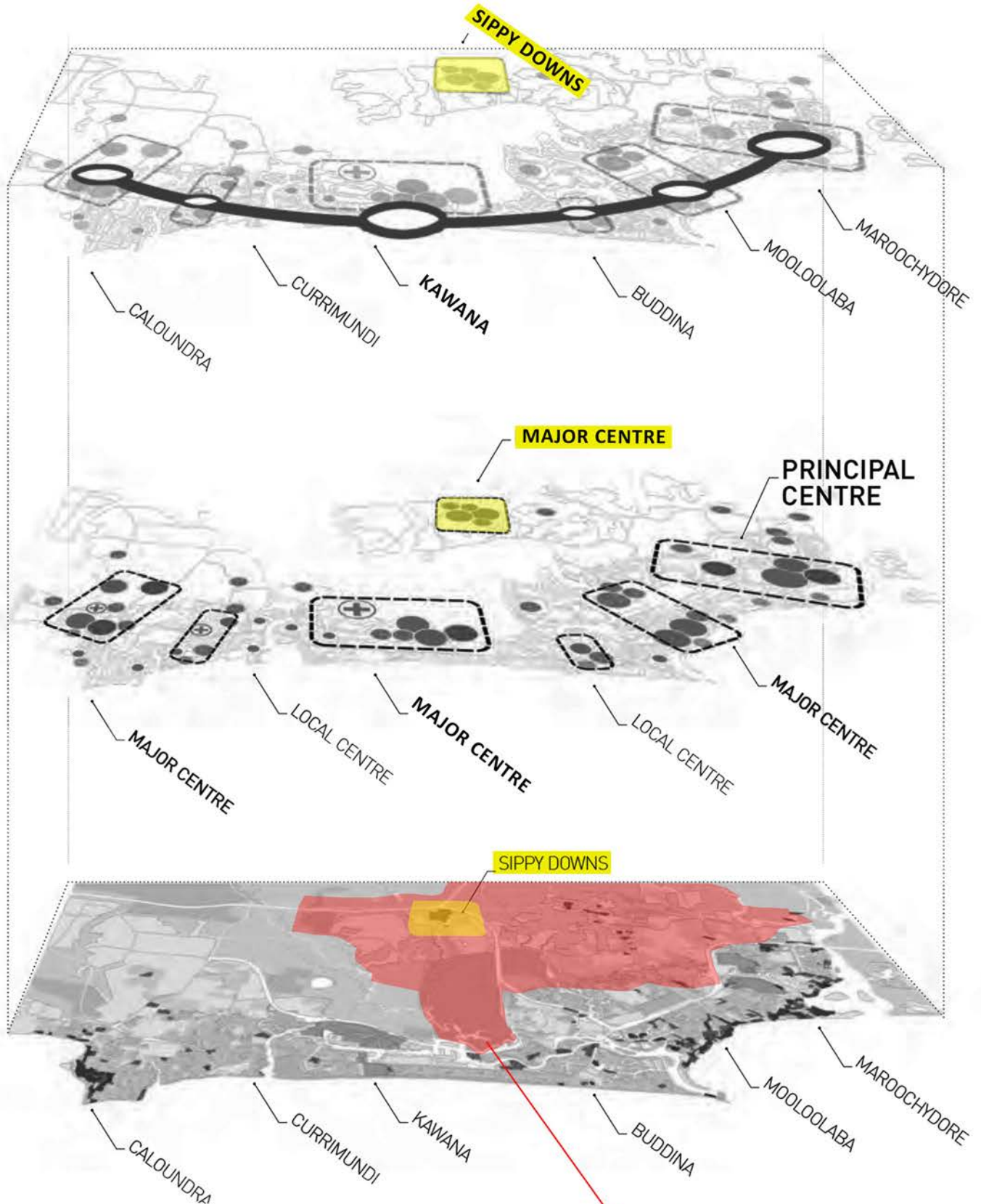
LOCATION + SITEMAPS + DEMOGRAPHICS + POPULATION GROWTH

Rounded off by:

INVESTMENT OPPORTUNITIES + ENDORSEMENT



REGIONAL CENTRES CONTINUED



4556 POSTCODE ATTACHMENT



MAJOR ACTIVITY CENTRE - SIPY DOWNS



= DEVELOPMENT LOCATION



CALL (07) 3871 2500



This is the one and only major activity centre servicing this large area of The Sunshine Coast and there is plenty more on the horizon as major prime sites such as the 5 indicated above (next to Coles) are being purchased and various commercial developments start construction. The area is anchored by The Sunshine Coasts University campus and several schools which will offer a steady increasing flow of tenants. The area has quick access to the Sunshine Motorway which takes you out to the beaches of the Sunshine Coast to the east or out to Brisbane via the west.



SIPPY DOWNS GROWTH DRIVERS



CALL (07) 3871 2500



UNIVERSITY OF THE SUNSHINE COAST 20,000 ENROLMENTS BY 2020.

When investors think of The Sunshine Coast and its central activity centres, investors should know the 'USC' Sippy Downs campus is the primary University for all of the major activity centres on the coast. USC is one of Australia's fastest growing universities, serving the Sunshine Coast and extended region from north Brisbane to the Fraser Coast. The University opened in 1996 with 500 students. It was the first greenfield public university to be established nationally since the early 1970s.

Today, with around 12,000 enrolled students, USC is on track to reach projected student enrolments of 20,000 by 2020.



COLES COMPLETED, UPCOMING DEVELOPMENT SITES MILLIONS OF DOLLARS OF COMMERCIAL OUTLETS

Coles officially opened for trading on Saturday the 21st of January 2017. The opening has cemented the area and its surrounding sites as the centre of the Sippy Downs business area. 'Central' Sippys downs next to Coles is now open and is already 70% tenanted. Major development sites are for sale and also already under construction bringing millions of dollars of future commercial outlets and cementing the location as the areas principal business activity centre.



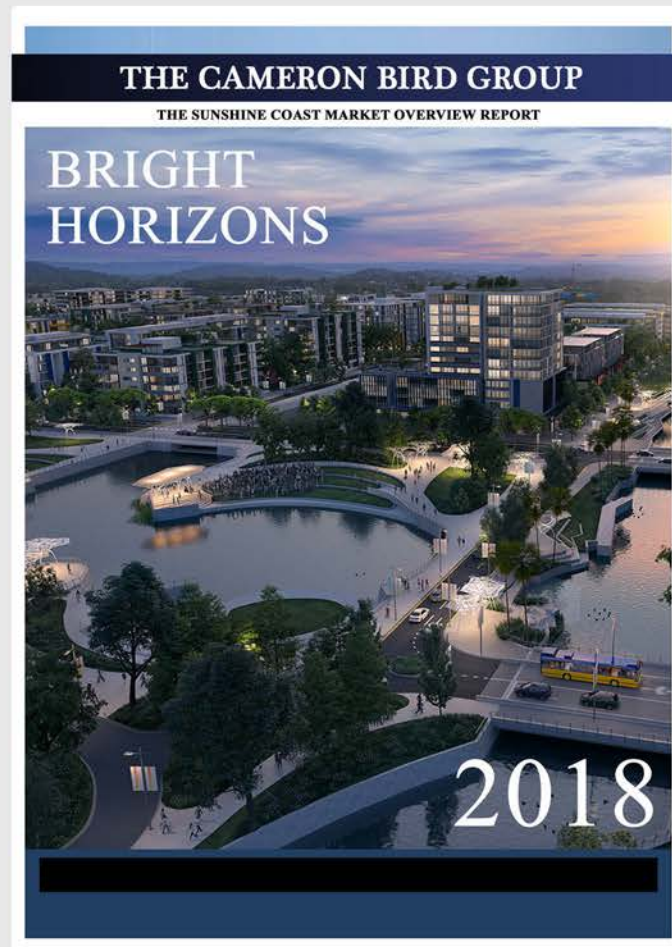
YOUI INSURANCE HEADQUARTERS \$73 MILLION DOLLAR GLOBAL HQ (COMPLETED)

The four-level building comprises 12,500 square metres of office space and accommodates up to 1700 staff. Sunshine Coast Mayor Mark Jamieson says Youi's commitment is expected to inject \$1.2 billion into the local economy over the next decade.

The global headquarters will be home to all corporate functions, including IT, marketing and human resources, and it will feature an advice hub where customers can discuss their insurance or obtain information about products. Stage two of the project will see a 12,500-square-metre wing added to the headquarters, providing space for up to 3000 staff.

GROWTH DRIVERS - THE SUNSHINE COAST

GROWTH DRIVERS on the Sunshine Coast is such a large subject, that we also have the 'Sunshine Coast Market Overview'. If you haven't already, request the free report. Growth drivers play a major part in job creation, population migration and in the local economy.



REQUEST THIS FREE REPORT BY:

P: (07) 3871 2500 or **EMAIL:** info@cameronbird.com.au

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INVESTMENT SECTION

LOCALE at BUDERIM



PROJECT SUMMARY:

14 x (2+1) DUAL OCCUPANCY TOWNHOUSES

PRICE: \$549,000

MEDIAN RENTAL RETURN: \$715 per week

CONSTRUCTION START: AUGUST 2018

EXPECTED COMPLETION: END OF JAN 2018

FACILITIES:

RECREATION AREA FEATURING BBQ AND POOL

BOUTIQUE DEVELOPMENT OF 20

(14 X DUALS + 6 X STANDARD TOWNHOUSES)

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INVESTMENT SECTION - ACCESS TO THE DEVELOPMENT

Access to LOCALE AT BUDERIM is via a neighbouring development called ATRIUM off Goshawk Boulevard from Stringybark Road.



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INVESTMENT SECTION - SITE MAP





The townhouses on the ends of the buildings are standard 3 BED townhouses that are yet to be released to the market.

The Dual Occupancy properties are in the middle of the buildings and consist of rear or front floor plans.

* 5 x visitor car parks

* Recreational Area inc. Pool and BBQ Shelter

 = Dual Occupancy
 = Standard



THE CAMERON BIRD GROUP

PRICELIST - LOCALE AT BUDERIM



This development has sold very quickly but no one has missed the boat due to there only being two different types of design and available stock remains.
\$549,000 returning up to \$730 per week, be quick!

Lot:	Type:	Configuration:	Upper Floor:	Upper Balcony:	Lower Patio:	Lower Floor:	Carport:	Porch:	Garage:	Stair/Store:	Entry:	Total:	Price:	Status:
2A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		SOLD
3A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198	\$549,000	AVAILABLE
4A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		UNDER E.O.I
5A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		SOLD
6A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198	\$549,000	AVAILABLE
7A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		SOLD
10A	Dual	A/R	81	18	9	40	16	7	19	7	N/A	198		UNDER E.O.I
11A	Dual	A/R	81	18	9	40	16	7	19	7	N/A	198		UNDER E.O.I
12A	Dual	A/R	81	18	9	40	16	7	19	7	N/A	198		SOLD
13A	Dual	A/R	81	18	9	40	16	7	19	7	N/A	198	\$549,000	AVAILABLE
14A	Dual	A/R	81	18	9	40	16	7	19	7	N/A	198		SOLD
17A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		SOLD
18A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198	\$549,000	AVAILABLE
19A	Dual	A/F	81	18	9	40	16	7	19	7	N/A	198		SOLD

Lot:	Type:	Configuration:	Upper Floor:	Upper Balcony:	Lower Patio:	Lower Floor:	Carport:	Porch:	Garage:	Stair/Store:	Entry:	Total:	Price:	Status:
1B	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released
8B	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released
9B	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released
15B	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released
16B	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released
20b	3 BED	B	68	N/A	4	35	N/A	N/A	34	N/A	1	141	N/A	Yet to be released

14th August, 2018

All prices are subject to change without notice



www.abs.gov.au

NATIONAL STATISTICS



Population clock
25,005,998



Consumer price index
2.1%
June quarter 2018



Gross domestic product
1.0%
Quarterly change Mar 2018

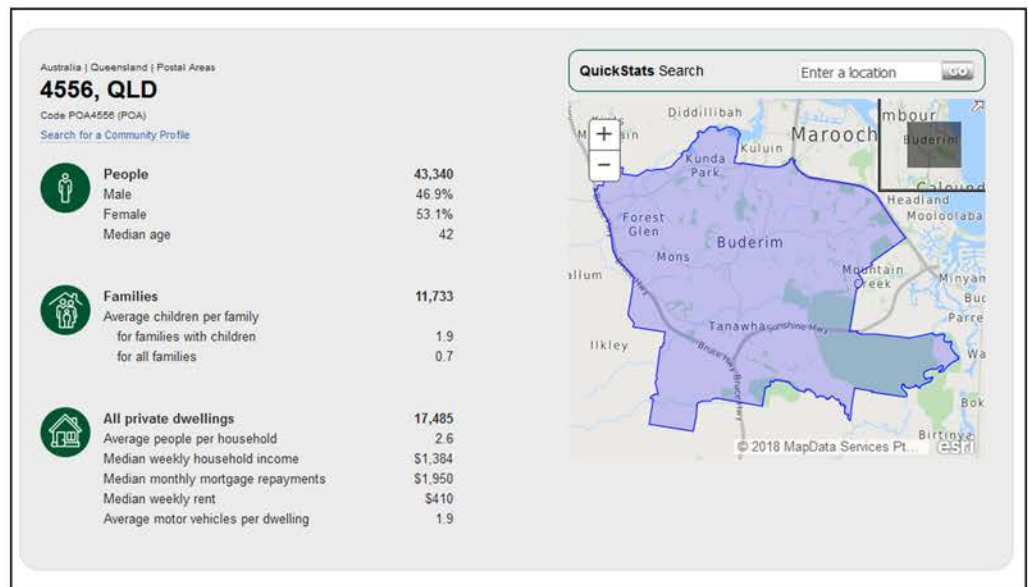


Average weekly earnings
\$1,567.90
November 2017



Unemployment rate
5.4%
June 2018

The ABS is Australia's national statistical agency, providing trusted official statistics on a wide range of economic, social, population and environmental matters of importance to Australia. All statistics below are automatically generated from the 2016 Census data on the ABS website.



32.2% of homes are fully owned.

34.6% are in the process of being purchased by home loan mortgage.

24.4% of homes are rented.

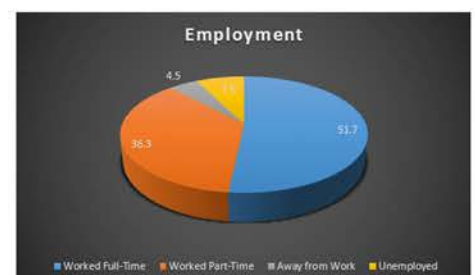
The median personal income is \$627 per week and the median household income is \$1384 per week.

The median rent is \$410 per week and the median mortgage repayment is \$1950 per month.

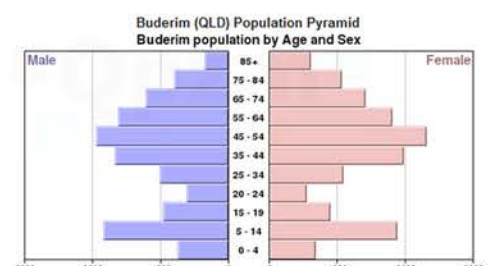
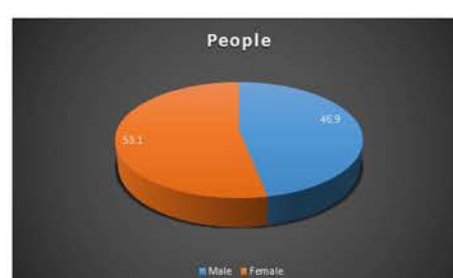
COUNTRY OF BIRTH:



EMPLOYMENT:

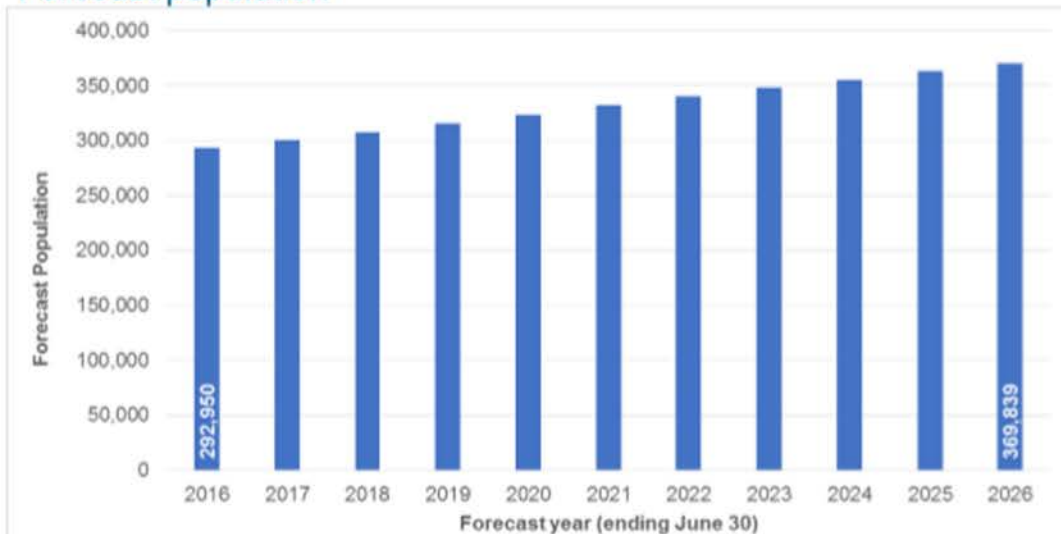


POPULATION: 23,777



POPULATION GROWTH - THE SUNSHINE COAST

Forecast population



Source: Population and household forecasts, 2016 to 2026, prepared by .id the population experts, October 2017

Population 2016

303,389

Population 2026

369,839

Change 2016-26

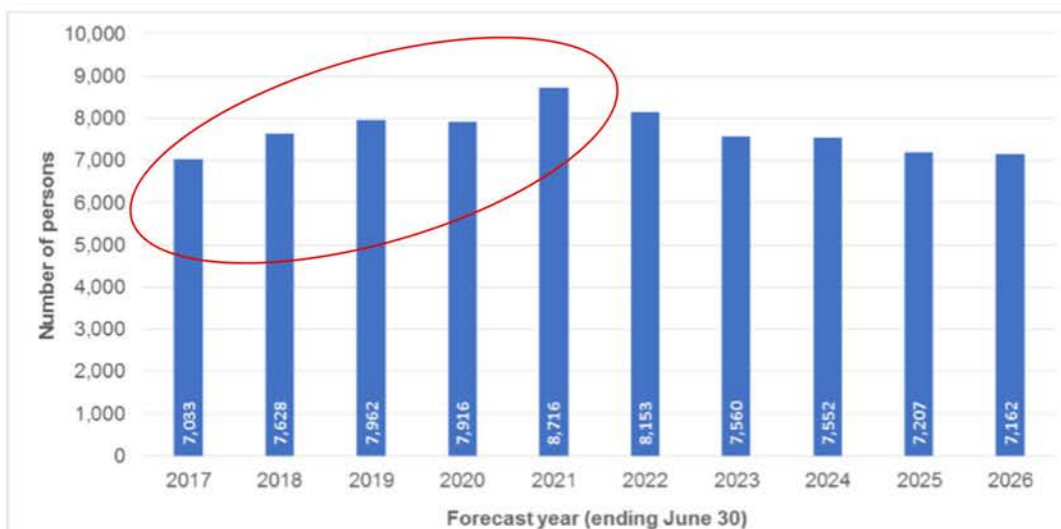
21.9%



In 2016, the total population of Sunshine Coast Council area was estimated to be 292,950 people. It is expected to increase by over 76,890 people to 369,839 by 2026, at an average annual growth rate of 2.39%. This is based on an increase of over 45,200 households during the period, with the average number of persons per household remaining stable at 2.48 to 2026.

With major infrastructure projects now numbering over 20 on The Sunshine Coast, many of which underway or about to commence, it's easy to see how the completion of these projects collate with the below table. Strong growth from 2016 to 2021 will see a lot of the current projects completed within this time frame. Importantly though at present it looks like after 2021 there will be sustainable population growth and as more projects arise,

Forecast population change



Source: Population and household forecasts, 2016 to 2026, prepared by .id the population experts, October 2017.



FULL REPORT
AVAILABLE UPON
REQUEST

PLAN A/F

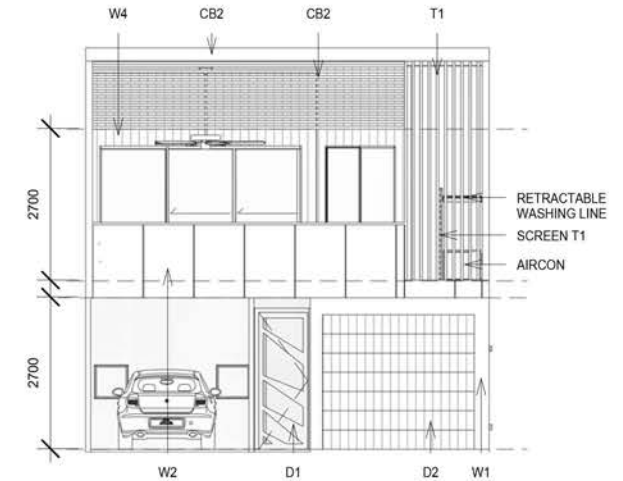
LOCALE at BUDERIM



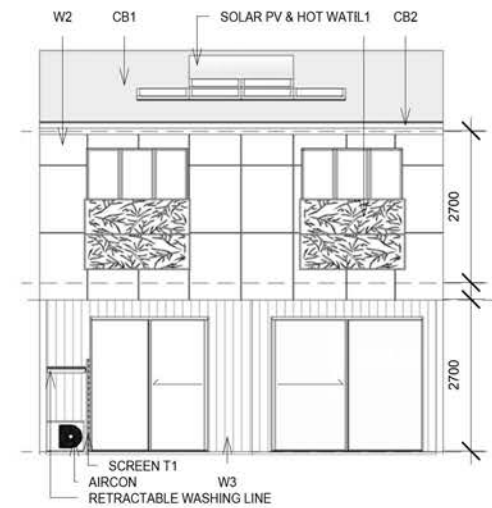
1 LOWER FLOOR UNIT AF
1:100



2 UPPER FLOOR UNIT AF
1:100



3 FRONT ELEVATION UNIT AF
1:100



4 REAR ELEVATION UNIT AF
1:100

PLAN A/R

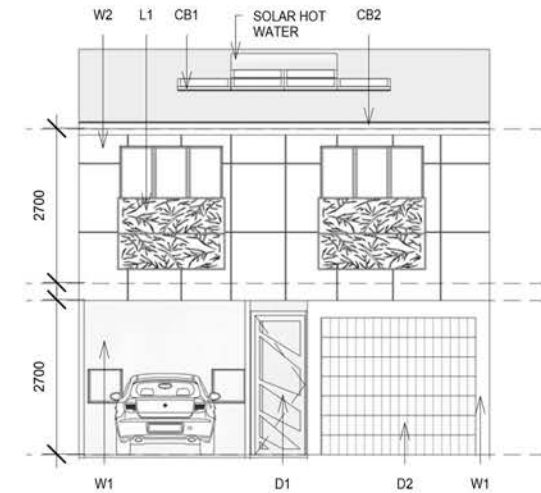
LOCALE at BUDERIM



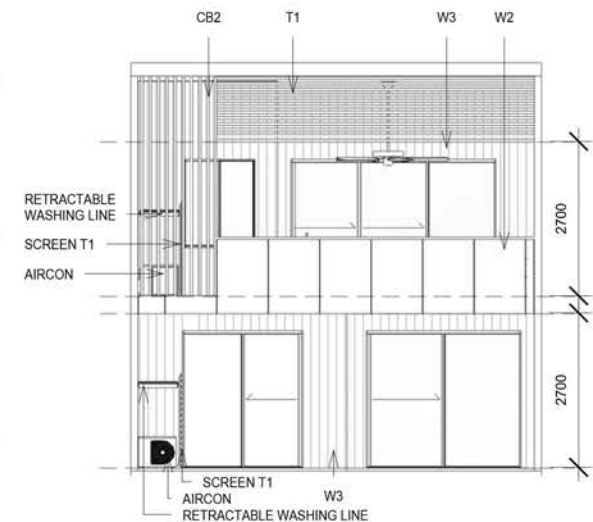
1 LOWER FLOOR UNIT AR
1 : 100



2 UPPER FLOOR UNIT AR
1 : 100



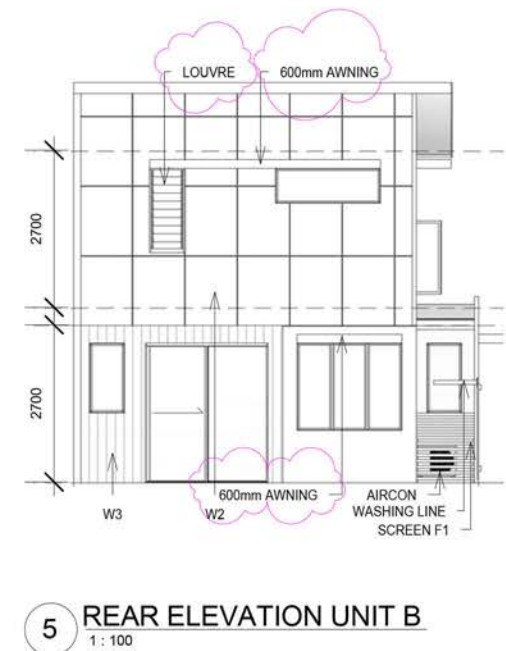
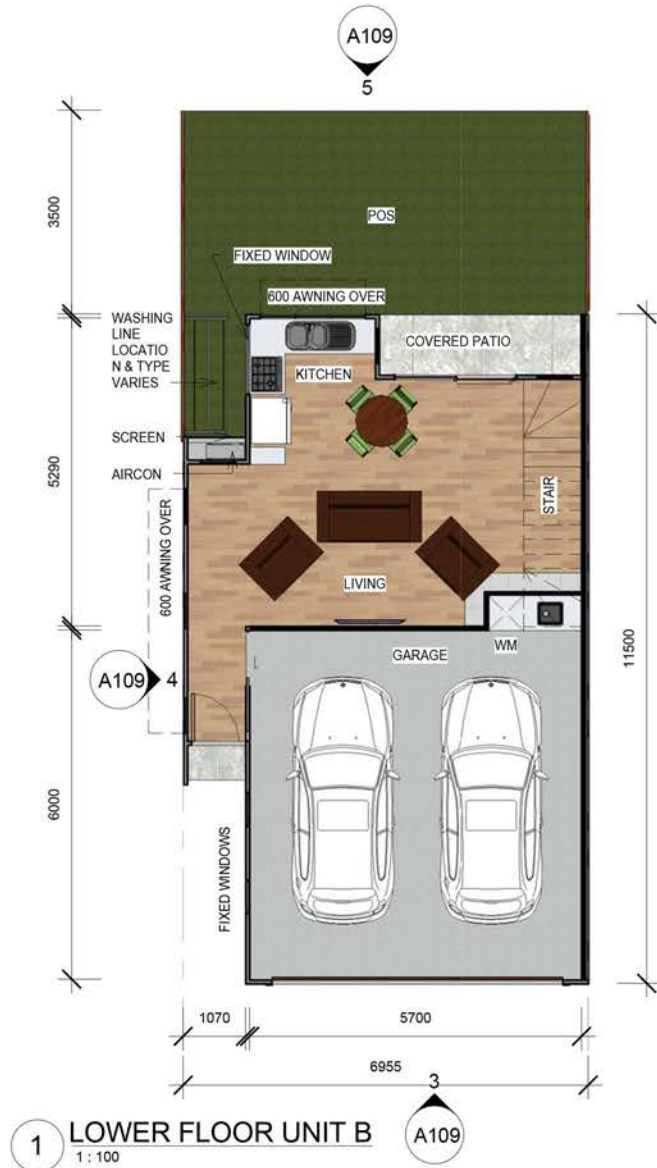
3 FRONT ELEVATION UNIT AR
1 : 100



4 REAR ELEVATION UNIT AR
1 : 100



3 BED STANDARD (YET TO BE RELEASED)





RENTAL APPRAISAL: DUAL OCCUPANCY (2+1)

MINIMUM: \$700 per week
MEDIAN: \$715 per week
MAXIMUM: \$730 per week



Thursday, 9th August 2018

Leasing Appraisal... 1 Bedroom, 1 Bathroom, 1 Carport configuration on Stringybark Road, Buderim

Thank you for the opportunity to provide you with a Leasing Market Appraisal on the new project in Stringybark Road, it is with pleasure that we advise the following.

From the information provided about the properties, we believe in the current market, a one bedroom, one bathroom, one carport apartment would achieve a weekly rental income within the vicinity of **\$310 to \$320** per week.

Comparable properties in the same area:

46/8 Starling Street, Buderim	1 Bedroom, 1 Bathroom, 1 Car	\$ 310 Per Week
62/8 Starling Street, Buderim	1 Bedroom, 1 Bathroom, 1 Car	\$ 310 Per Week

The appraisal has been based on recently let properties within the area, the season, current rental demand and on the level of maintenance you may wish to be responsible for.

Should you require further information please do not hesitate to contact me personally on 0432418824 or my office on 07 54560416

Yours faithfully,

Ken Guy Buderim

P. Thomas

Trish Thomas
Property Management

DISCLAIMER

This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an estimate only and is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way



A moving experience...



Thursday, 9th August 2018

Leasing Appraisal... 2 Bedroom, 2 Bathroom, 1 Garage configuration on Stringybark Road, Buderim

Thank you for the opportunity to provide you with a Leasing Market Appraisal on the new project in Stringybark Road, it is with pleasure that we advise the following.

From the information provided about the properties, we believe in the current market, a two-bedroom, two-bathroom, one garage apartment would achieve a weekly rental income within the vicinity of **\$390 to \$410** per week.

Comparable properties in the same area:

5/148 Stringybark Drive, Buderim	2 Bedroom, 2 Bathroom, 1 Garage	\$ 395 Per Week
8/11 Toral Drive, Buderim	2 Bedroom, 2 Bathroom, 1 Garage	\$ 390 Per Week

The appraisal has been based on recently let properties within the area, the season, current rental demand and on the level of maintenance you may wish to be responsible for.

Should you require further information please do not hesitate to contact me personally on 0432418824 or my office on 07 54560416

Yours faithfully,

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A moving experience...



CASH FLOW ANALYSIS: LOT 6

updated



2018-2019 TAX TABLES AS FORECASTED IN THE AUSTRALIAN FEDERAL BUDGET. MEDIAN AMOUNT OF RENTAL APPRAISAL USED AND STRONGLY BACKED BY COMPARISONS FOUND ON www.realestate.com.au

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PO BOX 1566, TARINGA, BRISBANE, QLD 4068
(07) 3871 2500

E: info@cameronbird.com.au

W: www.cameronbird.com.au

CASH FLOW ANALYSER: 2018 - 2019

Dual Occupancy Lot 6 Townhouse : 3 BED | 3 BATH | 2 CAR

Cash Flow Estimates For Year One

PROPERTY PURCHASE DETAILS:	VARIABLES:
Purchase Price	549,000
Furniture Package / Depreciation Schedule / Valuations	0
Loan Interest rate	4.20%
Legal costs (Conveyancing fees)	880
Stamp Duty	17,730
Deposit Amount:	54,900
Transfer and Mortgage Registration Fee	1,669
Borrow	494,100
Salary Income	100,000
Median of Rental Appraisal:	715
Annual Rates inc. Water	2,500
Body Corporate Fees	2,908
% charged by Property Manager	8.50%
Property Management fees total:	3,160
Landlord Insurance	980
Property Depreciation (Year 1 estimate)	13,400

GROSS INCOME CALCULATION:	INCOME:
Salary Income	100,000
Rental income 52 weeks per year	37,180
New Gross Income	137,180

ANNUAL CASH FLOW (Before Tax)	6,880
WEEKLY CASH FLOW (Before Tax)	132

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EXPENSES:	AMOUNT:
Interest	20,752
Rates	2,500
Body Corporate Fees	2,908
Repairs Maintenance Insurance	980
Rental Manager's Commission	3,160
Total Cash Costs	30,301

Depreciation	13,400
Borrowing Costs	334
Total Tax Deduction	44,034

Gross Income	137,180
Less Tax Deduction	44,034
New taxable	93,146

Medicare levy is excluded from tax calculations	
2018 - 2019 tax payable without property	24,497
2018 - 2019 tax payable with property	20,986
Tax saved - additional tax refund 2018 - 2019	3,511

Plus rent received	37,180
Total cash income	40,691
Less total cash expenses	30,301

ANNUAL CASH FLOW (After Tax)	10,391
WEEKLY CASH FLOW (After Tax)	200

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 - 10 years.

CAPITAL GROWTH PROJECTIONS			
YEAR	CAPITAL GROWTH	PROPERTY VALUE	ANNUAL GROWTH
0	-	\$549,000	-
1	6.00%	\$581,940	\$32,940
2	6.00%	\$616,856	\$34,916
3	6.00%	\$653,868	\$37,011
4	6.00%	\$693,100	\$39,232
5	6.00%	\$734,686	\$41,586
6	6.00%	\$778,767	\$44,081
7	6.00%	\$825,493	\$46,726
8	6.00%	\$875,023	\$49,530
9	6.00%	\$927,524	\$52,501
10	6.00%	\$983,175	\$55,651

INVESTMENT YIELDS SUMMARY:

Capital Growth projection:	6.00%
Vacancy Rate:	2.1%
Gross Rental Yield:	6.77%
Annual Capital Growth:	6.00%
(ROI) Annual Gross Return on Investment:	12.77%

Please contact us to further discuss these figures and ensure you maximise your wealth creation opportunity!

IMPORTANT DISCLAIMER STATEMENT: THE CAMERON BIRD GROUP supplies you with this Property cash flow analysis software free of charge on the understanding that you will not enter into any purchase of property relying on the figures produced in this software analysis. You must agree to consult with either our company or an accountant to determine the suitability of any proposed property purchase to your individual circumstances. You also must agree to consult with us when tax rates and depreciation rates change and we will email the new rates to you once again free of charge. This software is to be used as a guide to whether a property purchase is likely to be cash flow positive or negatively geared. If you are considering purchasing a CAMERON BIRD GROUP recommended property, we will supply you with your estimated depreciation claims, borrowing costs, loan set-up costs and income and expense details. If the property is not purchased through THE CAMERON BIRD GROUP, you will need to make your own enquiries.

We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone THE CAMERON BIRD GROUP on (07) 3871 2500 or email us at the email address at the top of this page.

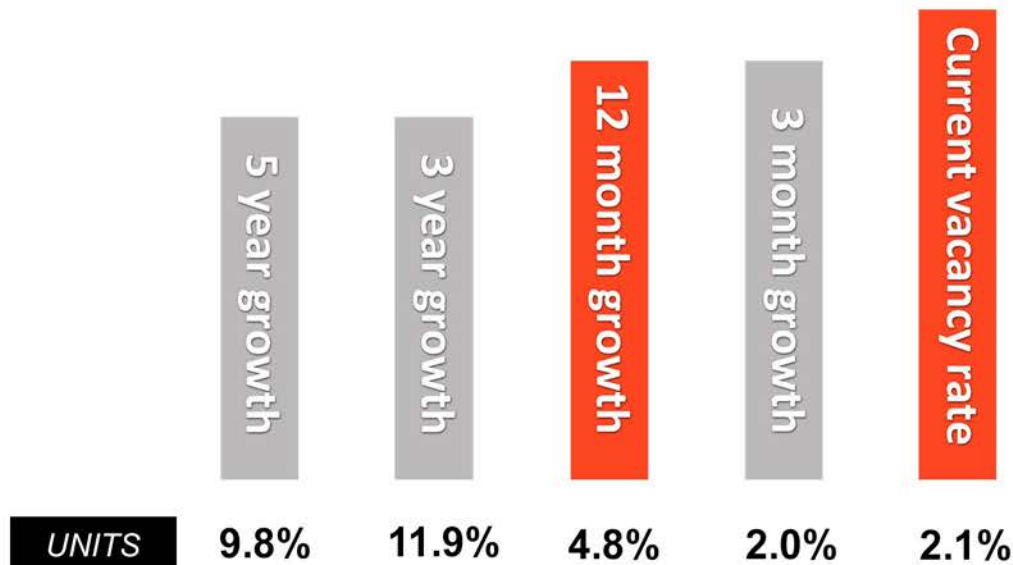
THE CAMERON BIRD GROUP

PO BOX 1566, TARINGA QLD 4068

T: (07) 3871 2500 E: info@cameronbird.com.au

W: www.cameronbird.com.au

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www.corelogic.com.au**Buderim, The Sunshine Coast, QLD 4556****Analysis**

With the University of the Sunshine Coast as a foundation and large company commercial investment continuing on, this area has seen good capital growth. In the past three months and even twelve months this has shown that the market is not at its peak as population and migration continues to be high and there is a lot more infrastructure spending still in the works. Buderim and the Sippy Downs area is a great scenario of real affordability and realistic solid growth.

Why you can trust CoreLogic's datawww.corelogic.com.au

At CoreLogic, they are passionate about property data. We're passionate about how we collect it from more than 660+ industry, public and government sources - more than any other provider. But most importantly, with coverage of 98% of the Australian property market and more than 4.4 billion decision points in our database, we're absolutely passionate about data accuracy which allows us to deliver on our promise of the most reliable and powerful property insights and analytics.

rpdata
A CoreLogic® Business
CoreLogic®
RP Data Professional**2.1%
VACANCY RATE**

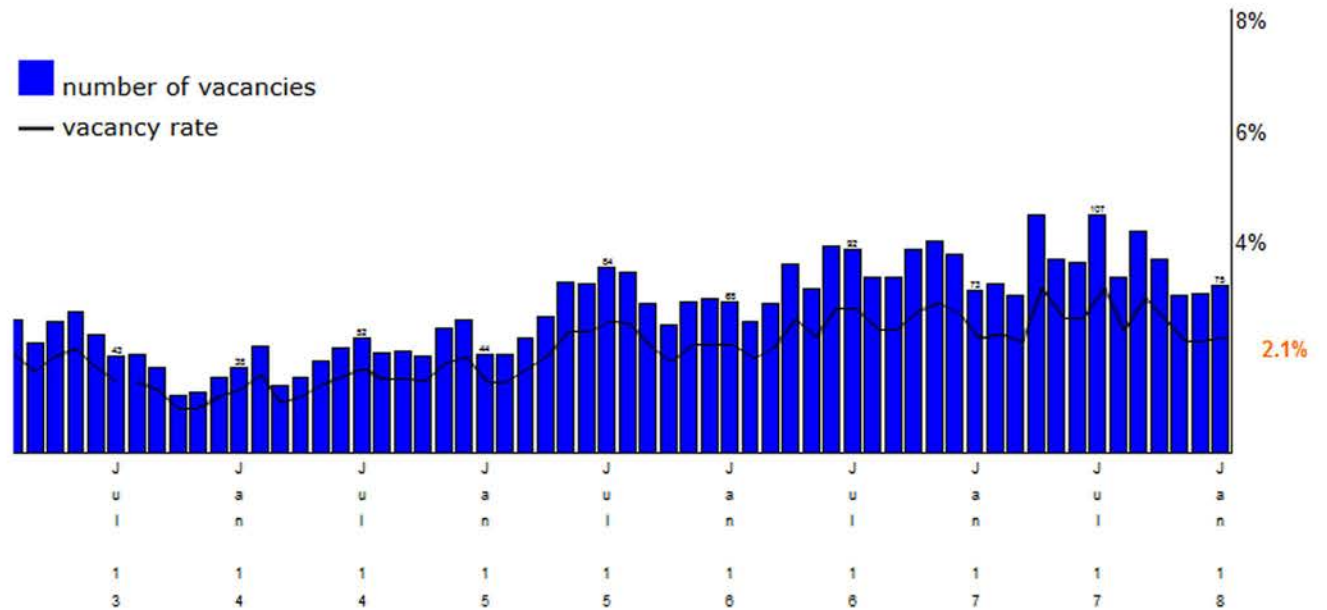
ANALYTICS - VACANCY RATES

About Us

SQM Research Pty Ltd is a respected Australian investment research house, specialising in providing ratings and data across all major asset classes. It is founded and run by one of the Country's most recognised and respected property analysts, Louis Christopher.



POSTCODE 4556 CATCHMENT



SQM research

2.1
percent

POSTCODE 4575 CATCHMENT

COMMENTS:

The postcode 4556 includes the suburbs of Buderim, Kunda Park, Forest Glen, Tanawha, Sippy Downs and Mons Over the past two years vacancy rates have remained at a very stable low rate.

BODY CORPORATE SCHEDULE

With a recreation area containing a pool and BBQ area the Body Corporate is very well priced.

LOT NO.	Contribution Schedule Lot Entitlement	Caretaker's Fees (included in Administration Fund Total)	Body Corporate Management Fees (included in Administration Fund Total)	Interest Schedule Lot Entitlement	Building Insurance Contribution (included in Total Per Year)	Administration Fund (included in Total Per Year)	Sinking Fund (included in Total Per Year)	Total Per Lot Per Year	Amount Per Lot Per Week
1	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
2	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
3	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
4	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
5	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
6	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
7	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
8	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
9	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
10	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
11	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
12	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
13	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
14	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
15	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
16	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
17	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
18	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
19	100	\$1,100.00	\$239.00	52	\$297.81	\$1,935.50	\$675.00	\$2,908.31	\$55.93
20	100	\$1,100.00	\$239.00	46	\$263.45	\$1,935.50	\$675.00	\$2,873.95	\$55.27
TOTALS	2000	\$22,000.00	\$4,780.00	1004	\$5,750.00	\$38,710.00	\$13,500.00	\$57,960.00	\$1,114.62

Caretaker
2000
22000

Body Corp Mgr
2000
4780

Contributions-A
2000
\$38,710

Contributions-S
2000
\$13,500

Insurance
1004
5750

THE NEXT STEP: EXPRESSION OF INTEREST

LOCALE at BUDERIM

THE
CAMERON BIRD
GROUP

'Your Property Partners Australasia'



**SECURE THIS INVESTMENT BY
FILLING OUT THE 'EXPRESSION OF INTEREST' FORM AND EMAILING IT TO: info@cameronbird.com.au**

Buyer/s Full Name/s:			
Address:			
Phone:	(h)	(w)	
	(f)	(m)	
E-Mail:			

I/We hereby request contracts to be issued to purchase an apartment in: LOCALE AT BUDERIM

Lot No.	_____ Initial Deposit: <u>\$1000</u>		
Lot Price:	\$_____	Balance Deposit Method: Cash Deposit / Cheque / Bank Guarantee	
Name of Solicitors firm:			Contact Name: _____
Solicitors Mailing Address:			
Phone:		Mobile:	

This Expression of Interest is not binding on the buyer or the seller of the development. Should completed Contracts of Sale not be received by The Cameron Bird Group within a reasonable time of the buyer receiving the contracts which have been requested, then the property will be placed back on the open market and any deposit monies refunded.

Owner Occupier or Investor?			
Is the Buyer a foreign person?		Is the Buyer FIRB eligible?	
Any Special Request:			
Dated this:		day of	2018
Agent:		Agency:	The Cameron Bird Group

**\$1000 (REFUNDABLE)
HOLDING DEPOSIT DETAILS:**

Thompson McNichol Trust Account
ANZ Maroochydore
BSB: 014 650
ACC: 3766 41877

JACK BIRD'S ENDORSEMENT

THE
CAMERON BIRD
GROUP

'Your Property Partners Australasia'



JACK BIRD
OWNER / LICENSEE
THE CAMERON BIRD GROUP



August 15th, 2018

2 + 1 SINGLE CONTRACT DUAL OCCUPANCY TOWNHOUSES

The end of the 17/18 financial year is now behind us, those looking to capitalize on the new financial year and make real steps forward towards wealth creation should be taking a good look at this opportunity. The price point of \$549,000 is remarkable as you are essentially getting two properties under the one roof and two bedroom properties in the area are listed in the \$395,000 to \$430,000 price range. This leaves plenty of room for growth as well as instant equity. It's also the only Dual Occupancy development in the area and will forever be located near to the central business district of Sippy Downs.

As you have read there is plenty of completed and now upcoming commercial projects. Infrastructure spending on this scale is a true reflection of the confidence major companies have in this region's future. There are so many legitimate real estate growth drivers which involve jobs or students all compacted into this activity centre that you are quick to realise how advantageous it will be to get in at the early stages of this next growth cycle.

As always, I thank you for your patronage. In any matters of investment, be pro-active, call us on (07) 3871 2500, we look forward to hearing from you.

Kind Regards,

JACK BIRD
0432 687 677
OWNER / LICENSEE
THE CAMERON BIRD GROUP