



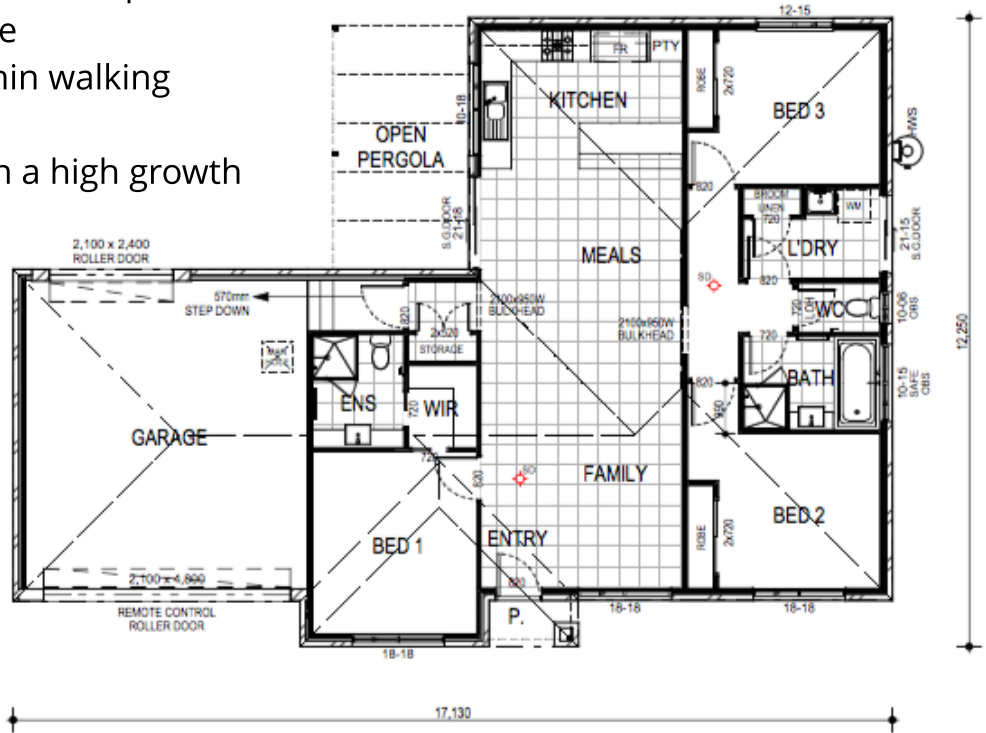
Woodward Estate

5/276 Woodward Road, Golden Square 3 Bed, 2 Bath, Double Garage

\$370,500

Investment opportunity

- Quality local builder
- High-Spec fit-out
- Within 5kms of Bendigo's busy CBD and the biggest regional hospital in the southern hemisphere
- Public Transport within walking distance
- High rental returns in a high growth area



Woodward Estate

Townhouse Custom Inclusions

Preliminary Inclusions

- Site costs and connections

Foundations

- Engineer designed "H1" concrete slab
- All town services connected
- Excludes electricity and telephone account opening fees

Framing

- Pre-fabricated timber framing and roof trusses

Brickwork

- Brickwork and facade features

Facade Features

- Feature render to front facade (product specific)

Roofing

- Colorbond Roofing
- Colorbond fascia, Quad gutters & rectangular downpipes

Insulation

- Insulation to external walls of house
- Ceiling insulation compliant with 6 star energy requirements up to R 4.0
- External wall insulation to comply with 6 star energy requirements up to R 2.5

Blinds & Curtains

- Blockout Holland blinds to all windows & sliding doors

Internal Features

- 2400mm Ceiling heights throughout
- 55mm cove cornice
- 67mm half splayed Skirting & Architraves (Tile skirting to wet areas)

Tiles

- Langdon Custom range

Doors

- Entrance: 2040mm high x 820mm wide Corinthian Clear Glazed BAL 12.5 rated doors
- External: 2040mm high x 820 wide external grade rear doors (product specific)
- Internal: 2040mm high x 820mm wide Corinthian flush panel doors
- Chrome hinges, latches & striker plates
- Lockwood Knob and Deadlock to front entrance door

Robes, Linen & Pantry

- Quick slide flush panel doors
- 1 white melamine shelf with hanging rail to robes
- 1 white melamine shelf to broom cupboard
- 4 white melamine shelves to pantry & linen

Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations
- Window locks
- Flyscreens to openable windows

Woodward Estate

Townhouse Custom Inclusions

WC

- Toledo close coupled toilet suite
- Chrome toilet roll holder

Bathroom & Ensuite

- Joinery built vanity
- Laminate benchtop
- Oval basin
- Mixer tap
- 900 X 900 poly marble shower base
- Shower mixer & rose
- 2 globe fan/light/heater unit
- Full height mirror above vanity
- Single towel rail

Bathroom only

- 1675mm white bath
- Bath mixer & spout

Kitchen

- Radiant 1 & 3/4 bowl stainless steel sink
- Ceaser stone bench tops
- Overhead cupboards
- Flick mixer
- Dishwasher space & connections

Laundry

- 45ltr stainless steel trough & cabinet
- Flick mixer

Hot Water Service

- Rinnai Sunmaster gas boosted solar system with 1 panel

Heating & Cooling

- Braemar gas ducted heating and ducted air-conditioning

Appliances

- Stainless steel Tisira 600mm oven
- Stainless steel Tisira 600mm cooktop
- Stainless steel 600mm pull out rangehood
- Stainless steel Tisira 600mm dishwasher

Electrical

- Standard batten light points
- energy efficient globes
- LED downlights to kitchen & passage as per plan
- 1 x phone point
- TV antenna
- Clipsal white classic range cover plates & switches
- 1 x external bunker light
- Double power points as per plan

Painting

- 3 coat paint system to all internal walls
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

Garage

- Panel lift garage door with remote control

Concrete paving

- To driveway, crossover, portico, laundry & alfresco (product specific)

Fencing

- Colorbond fencing (site specific)
- Single gate & wing fence (site specific)

External features

- Basic landscaping
- Chrome letterbox & street numbers
- Folding frame clothes line wall mounted

Why Invest In Bendigo?

- The City of Greater Bendigo is only 150kms from the Melbourne CBD, made easily accessible by the Federal Governments \$586m Calder Freeway Project and Frequent train departures between Bendigo and Melbourne.
- Capital growth in the Bendigo region has averaged 4% over the past 10 years and is now poised for more aggressive growth, as is typical when the Sydney and Melbourne market begin to cool.
- The current rental vacancy rate is less than 1%, one of the lowest vacancy rates in Australia.
- The total population of 116,000 is forecast to grow by 33.48% from 2018-2036 with a need to produce another 17,944 dwellings to meet demand.
- A diverse and resilient region boasting many different private industries and employment opportunities with one of the largest being the head offices of Bendigo Bank.
- Huge Federal spend with the main project being the new Bendigo Hospital which has produced the largest regional hospital in the southern hemisphere.
- A major recent redevelopment to Bendigo's arts and entertainment district has brought world class acts and performances to Bendigo increasing tourism and expenditure.
- Excellent shopping with all big chain stores
- The Bendigo Airport is currently undergoing a massive upgrade to allow larger passenger aircraft to land at this nationally strategic project.



16 July 2018

385 Hargreaves Street
Bendigo, VIC, 3550
T 5444 2526
F 5444 3134
bendigo@barryplant.com.au

Dear Sir/Madam,

Re: 5/276 Woodward Road, Golden Square, 3555

Thank you for giving Barry Plant the opportunity to provide a rental appraisal on the above property. Having learnt about the property we believe if the premises were to be offered for lease as unfurnished accommodation on a medium to long-term basis, a rental of \$330.00 - \$350.00 per week should be achievable in the current rental market.

Once again, thank you for the opportunity of providing this appraisal and please do not hesitate to contact the undersigned should we be of any further assistance.

Yours sincerely,

Tabitha Morgan
Property Manager
tmorgan@barryplant.com.au

PLEASE NOTE THAT THIS OPINION OF VALUE HAS BEEN PREPARED SOLELY FOR YOUR OWN INFORMATION AND NOT FOR ANY THIRD PARTY. EVERY CARE HAS BEEN TAKEN IN ARRIVING AT THE FIGURES HEREIN, HOWEVER WE STRESS THAT THIS IS AN OPINION ONLY AND CANNOT BE TAKEN AS A SWORN VALUATION.

LICENSED ESTATE AGENTS,
AUCTIONEERS & PROPERTY
MANAGERS

Bendigo PS Pty Ltd trading as
Barry Plant Bendigo

ABN 46 141 232 733
Directors: W Williams

barryplant.com.au

Tax Depreciation Estimate

Maximising the cash return from investment properties

Unit 1-8/276 Woodward Road
GOLDEN SQUARE VIC 3555

20 August, 2018

Bendigo Property Options

PO Box 603

BENDIGO VIC 3550

Unit 1-8/276 Woodward Road, GOLDEN SQUARE VIC 3555 - 608454

Dear Sir/Madam,

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

1.0 Information

The following information was used in the preparation of the schedules:

- Written and verbal information provided by Bendigo Property Options.

2.0 Depreciation Potential – Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5 % pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (2015/2).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (division 40 ITAA97).

3.0 Capital Work Allowance

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

The allowance for capital works will be based on the historical cost of construction less non-depreciable items.

4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of the property.

Please note that the first year calculations are based on ownership over a full financial year.

5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be treated as a guide only.

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

6.0 Conclusion

As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors

Appendix One

BMT Tax Depreciation Estimate

Unit 1-8/276 Woodward Road

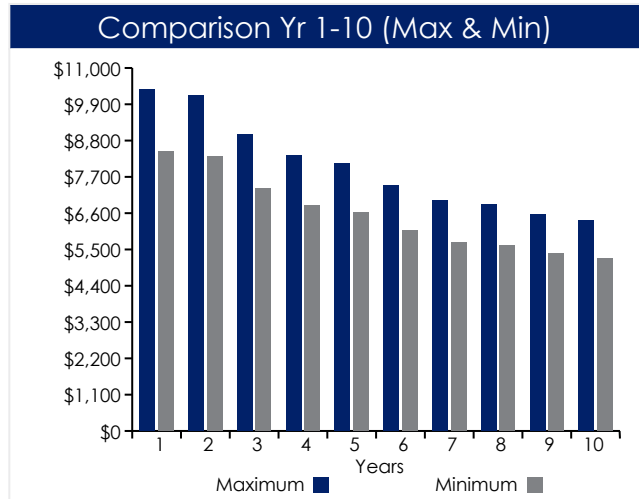
GOLDEN SQUARE VIC 3555

Estimate of Depreciation Claimable

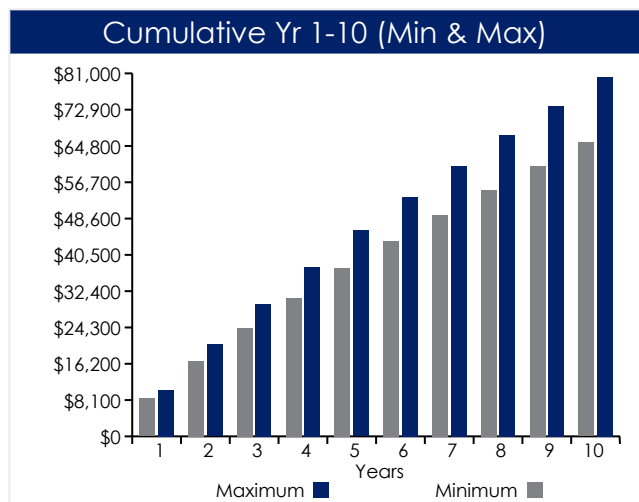
Typical 3 Bedroom Dwelling

Unit 1-8/276 Woodward Road, GOLDEN SQUARE VIC 3555

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,429	5,907	10,336
2	4,249	5,907	10,156
3	3,072	5,907	8,979
4	2,443	5,907	8,350
5	2,202	5,907	8,109
6	1,526	5,907	7,433
7	1,082	5,907	6,989
8	952	5,907	6,859
9	657	5,907	6,564
10	466	5,907	6,373
11 +	2,120	177,222	179,342
Total	\$23,198	\$236,292	\$259,490



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,623	4,833	8,456
2	3,477	4,833	8,310
3	2,514	4,833	7,347
4	1,999	4,833	6,832
5	1,802	4,833	6,635
6	1,248	4,833	6,081
7	886	4,833	5,719
8	779	4,833	5,612
9	537	4,833	5,370
10	382	4,833	5,215
11 +	1,734	145,000	146,734
Total	\$18,981	\$193,330	\$212,311



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200