

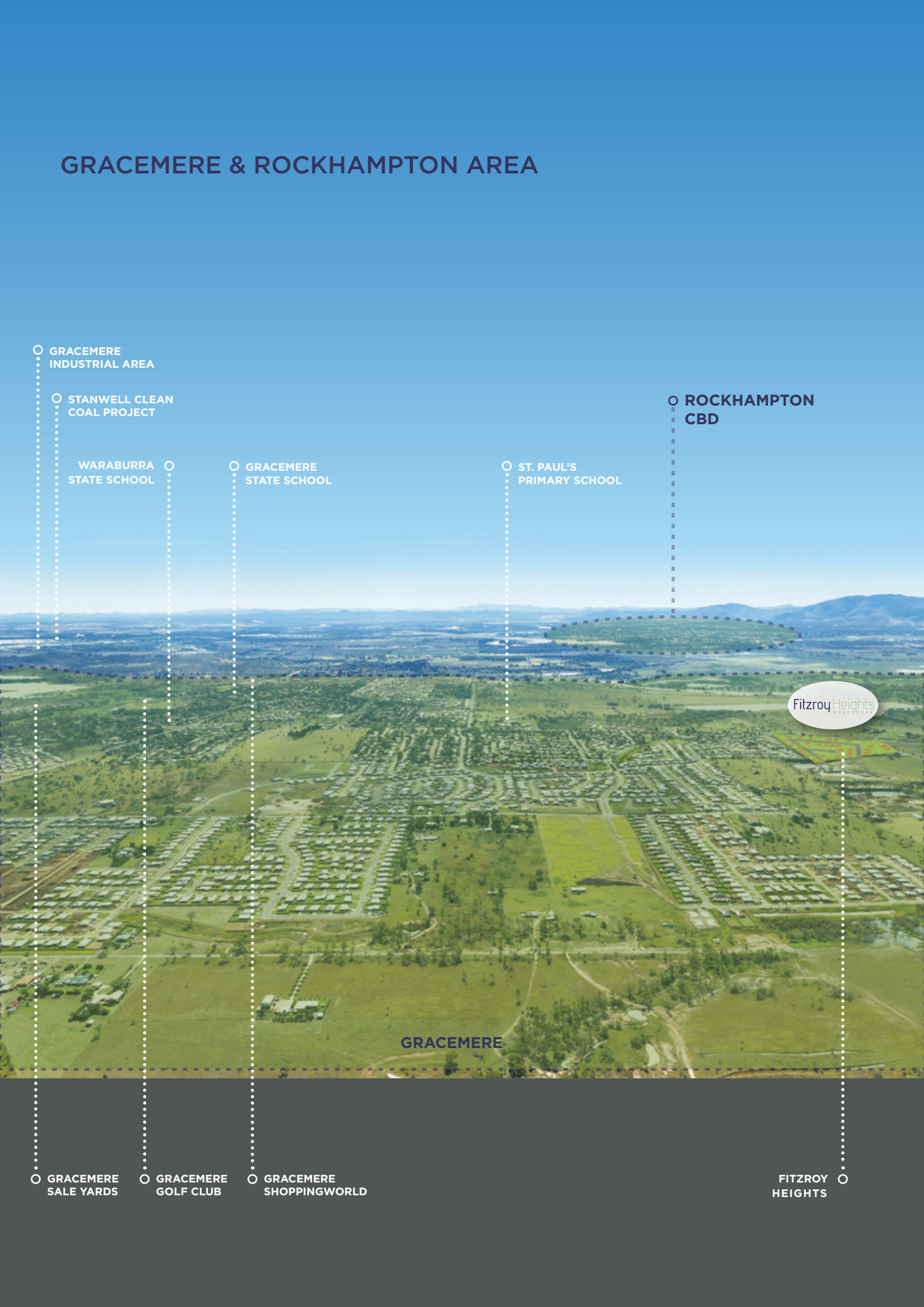
FITZROY HEIGHTS

GRACEMERE, QLD



Fitzroy Heights
GRACEMERE

GRACEMERE & ROCKHAMPTON AREA



○ GRACEMERE INDUSTRIAL AREA

○ STANWELL CLEAN COAL PROJECT

○ WARABURRA STATE SCHOOL

○ GRACEMERE STATE SCHOOL

○ ST. PAUL'S PRIMARY SCHOOL

○ ROCKHAMPTON CBD

Fitzroy Heights
GRACEMERE

GRACEMERE

○ GRACEMERE SALE YARDS

○ GRACEMERE GOLF CLUB

○ GRACEMERE SHOPPINGWORLD

○ FITZROY HEIGHTS

THE LOCATION: ROCKHAMPTON

Historically a city that ran on beef, Rockhampton was initially slower than other regional centres such as Mackay and Gladstone to ride the mining and gas boom, but in the past 2 years in particular, resources have become big business.

Extremely Bright Future - State Government's Office of Economic & Statistical Research has released statistics showing an extremely bright future for the Capricorn Coast and Rockhampton. This is excellent news for investors, the building industry, businesses, property owners and families.

ROCKHAMPTON REGION'S \$5.1 BILLION ECONOMY TICKS ALL THE BOXES

- > Current population: 114,000+
Set to increase to: 153,256 by 2031
- > Easy access with road, rail and air networks, major national highway and international port links
- > Abundant water reserves
- > Largest shopping precinct between Maroochydoore and Townsville
- > Tourism - over 1.25 million overnight visitors each year
- > Shoalwater Bay Military Training area, north east of Rockhampton, is one of Australia's Defence Force's largest training areas, delivering regular and significant stimulus to the regional economy
- > Rockhampton region is one of only 2 regions in Qld gazetted as an "Innovation Region" for investment priority by the Australian Government
- > The multi-billion dollar coal, energy & mineral projects, both existing & in the pipeline, will contribute to increasing employment. Other sectors contributing to employment include: manufacturing, construction, agriculture, health, education and retail
- > Existing mining families employed in the Bowen & Surat Basins are preferring to commute and enjoy the city lifestyle, shopping and conveniences as well as the excellent education, medical, sporting and cultural facilities
- > Significant infrastructure investment coupled with current population, employment, rental and housing growth rates indicate that Rockhampton will continue to grow.

FAST FACTS

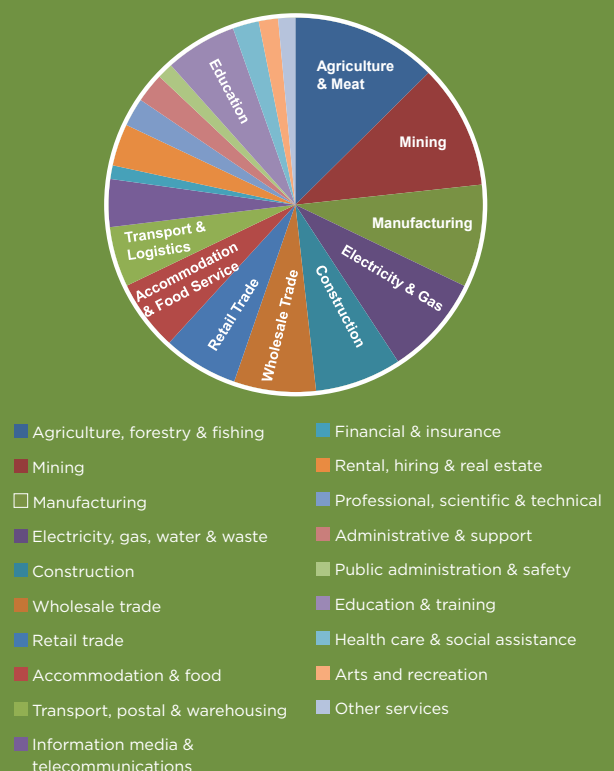
POPULATION GROWTH

Rockhampton is the fastest growing city in the Capricorn Coast region. The population is forecast to grow steadily by 37,435 people between 2011 and 2031 to a total of 154,748.

LOCATION

- > Rockhampton is a support centre for the Capricornia Coast (Yeppoon to Emu Park) and the Port of Gladstone. It is a major transport hub for the Central Highlands region and areas north and south.
- > The region is linked to Brisbane by an electrified rail line and to Brisbane and Cairns by high-speed tilt train.
- > Rockhampton hosts a significant number of governmental, community and major business administrative offices for the central, coastal part of Qld
- > Rockhampton experiences over 300 days of sunshine each year which lends itself to tourism activities all year round and an abundance of outdoor activities.

ROCKHAMPTON REGION - EMPLOYEES BY INDUSTRY %





TOURISM



MAJOR MINING PROJECTS



CATTLE FARMING



MANUFACTURING



Q MAG MINING FACILITY



STANWELL CLEAN COAL PROJECT



ABATTOIRS & MEAT EXPORT



AGRICULTURE



COAL & MINERAL MINING

REGIONAL ECONOMY: ROCKHAMPTON

GAME CHANGER - GRACEMERE INDUSTRIAL AREA

- > Predicted to bring 700 new jobs and \$400 million in annual turnover to the Rockhampton Region.
- > Major Medium to Heavy Industry Industrial Park
- > Will make Rockhampton CQ's mining services hub
- > Gateway to Central Queensland's mining region
- > Ideally located to major road and rail infrastructure
- > Direct Road-Train access available
- > Purpose built warehousing and workshops
- > New home of Toll Holdings CQ distribution centre

ROCKHAMPTON IS A THRIVING CITY OF OVER 114,000 PEOPLE (GREATER ROCKHAMPTON)

- > **Electricity generation** - CQ generates 70% of Qld's electricity
- > **Coals & minerals mining** - More than \$159 billion in major projects
- > **Cattle & livestock farming** - Saleyards are the busiest in the Southern Hemisphere
- > **Education (Uni & TAFE)** - Central Qld Uni has over 19,000 students
- > **Abattoirs & meat export** - Over \$100 million meat processing industry
- > **Gas wells & LNG export** - Over 30,000 gas wells applied for in Qld
- > **Tourism** - Great Barrier Reef - More than 650,000 domestic travellers per year
- > **Manufacturing** - 10% of CQ's workforce is in the manufacturing industry
- > **Agriculture** - \$120 million regional agricultural industry
- > **Transport & logistics** - Rockhampton has 3/4 million airline passengers per year.





ROCKHAMPTON PROPERTY MARKET

CAPITAL GROWTH - Rockhampton is in the top 6 performing cities in Australia recording a median price increase of \$163,000 for houses in the past 10 years to March 2015.

VALUES RISING - Rockhampton led all QLD Regional cities in first quarter of 2015 in terms of capital growth with REIQ figures listing its median house price as up 3% to \$329,500.

STABLE RENTAL MARKET - Despite a slowdown in the mining sector Rockhampton median rents have been stable dropping just \$20 from \$400 per week in the mining boom (2013) to \$380 a week in 2015.

LUXURY MARKET EMERGING - As of February 2015 there were 22 houses in Rockhampton region listed for sale at asking prices over \$1million.

REGULAR TOP 10 HOT SPOT - Rockhampton has regularly been rated in the Annual National and State's Top 10 places to invest by various property investment magazines.

THE EXPERTS AGREE - Rated as a strong investment market by leading property experts Terry Ryder (Hotspotting.com.au), Michael Matusik (Matusik Missive Report) and Margaret Lomas (Property Success TV Show).

UNIT VALUES UP BY 10% - Rockhampton unit values leapt up by 10.8% for the year 2014-15, according to the Urban Developers Institute of Australia.

GRACEMERE PROPERTY MARKET

IDEAL LOCATION - Gracemere has experienced unparalleled success due to its ideal location close to Rockhampton, commuting distance to Gladstone and on the way to the mines to the West.

AUSTRALIA'S FASTEST GROWING SUBURB - Gracemere was rated Queensland's fastest Growing Suburb 2011-2013 in the middle of the mining boom west of Rockhampton.

GRACEMERE VALUES DOUBLED IN 5 YEARS - The median house price at Gracemere increased by 100% from \$158,000 to \$317,500 between 2005 and 2010.

SHORT TERM OVERSUPPLY - Gracemere became a victim of its' own success with developers reacting to the huge demand. Over 350 new investment properties hit the market in 2013 creating a temporary glut with vacancy rates reported at over 11%.

REMARKABLE RENTAL RECOVERY - By March 2014 vacancy rates had already dropped to around 5% and they have remained in the 4-5% range ever since.

STRONG SIGNS OF THE NEXT BOOM - Several experts have stated that the Gracemere Property Cycle has hit the bottom, bounced and is on the way back up, with sales volumes increasing dramatically and prices and rents remaining firm.

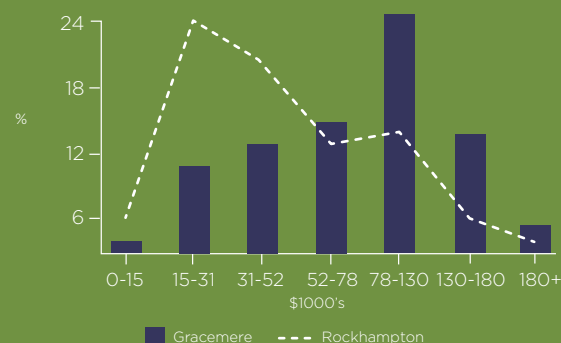
FAVOURABLE FUTURE - Gracemere's future as the Mining Services Hub for Central Queensland has been cemented with the establishment of the Gracemere Industrial Area containing the \$75 Million Gracemere Industry Park bringing with it an estimated 700 jobs.

GRACEMERE PROPERTY MARKET

MEDIAN SALE PRICES (10 YEARS)



INCOME

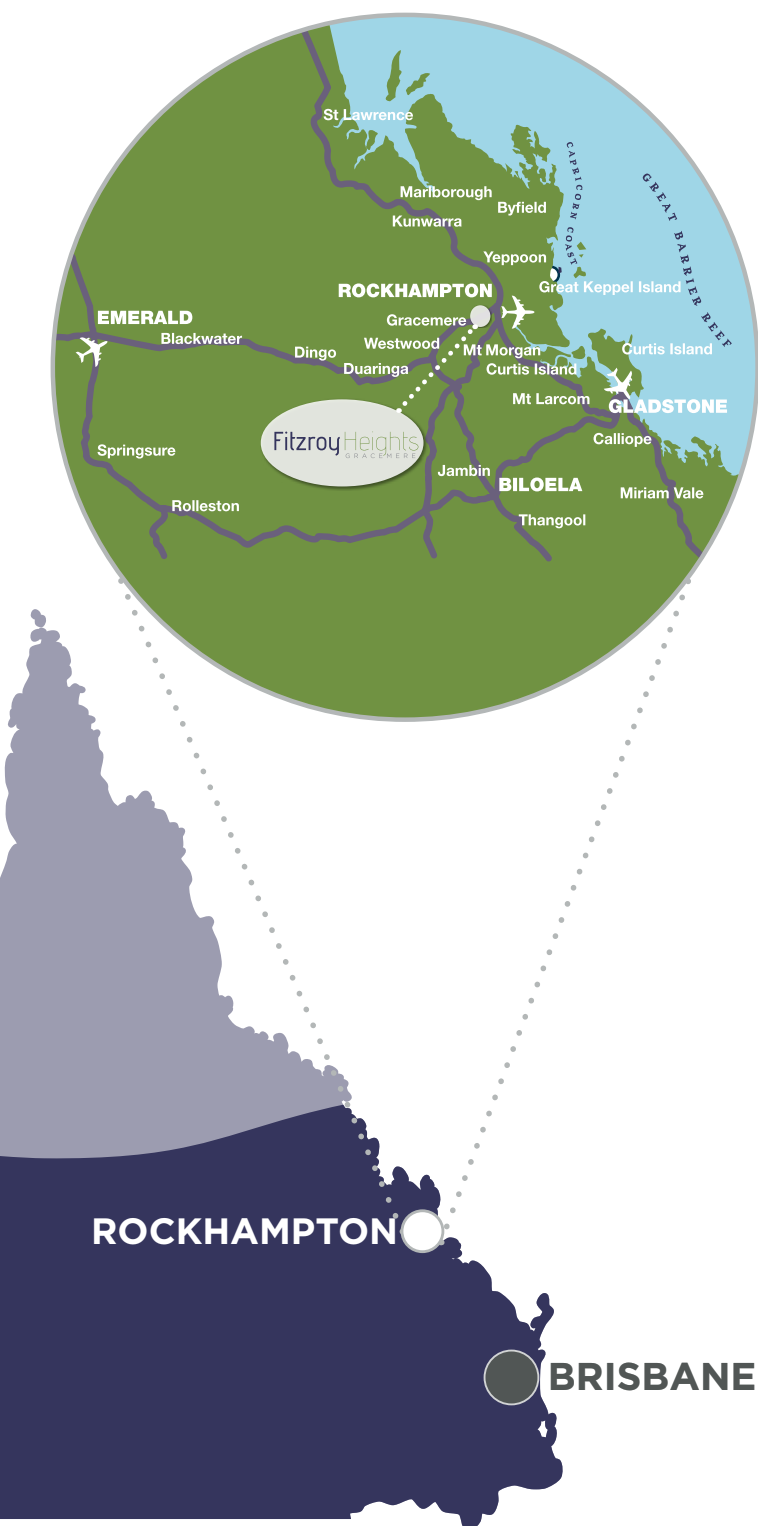


Source: RP Data as at 29/05/2015

GRACEMERE AT A GLANCE

MEDIAN HOUSE PRICE (4 BED)	\$359,000
AVERAGE ANNUAL GROWTH (5 YRS)	20.5%
WEEKLY MEDIAN ADVERTISED RENT	\$330
VACANCY RATE	5.2%
GROSS RENTAL YIELD	5.12%

SOURCES: realestateinvestar.com.au and realestate.com.au, May 2015



ABOUT GRACEMERE

Gracemere is a town located on the Capricorn Highway in Central Queensland, approximately 9 kilometres west of Rockhampton. Because of the proximity of the town to Rockhampton, Gracemere has become a dormitory town, with many residents commuting the short distance to work in the city.

Grazing, particularly of beef cattle, has long been the significant industry of the area. The Gracemere Saleyards, located on the western side of the town, is the largest cattle sales facility in the Southern Hemisphere. It ranks as one of the major selling centre's in Australia and is regarded as one of the best stud selling facilities in the country. The facility has undergone a number of improvements in recent years.

A new shopping centre, Gracemere Shoppingworld, located just off the Capricorn Highway, is the newest shopping centre in the Rockhampton region.

Stage one of Gracemere Shoppingworld includes Woolworths, Best and Less, Dollars and Sense, and an extensive fast food offering including McDonalds, Red Rooster, Subway, Wendys and DeGani's cafe.

NORTH MATUSIK RESEARCH REPORT

Michael Matusik is a leader in residential market analysis & property advice in Australia. A 25 year veteran, he writes blogs & regular in-depth reports. He has listed Rockhampton as a 'Go Zone' - an area most likely to experience market upside during 2015.



CONVENIENTLY LOCATED

- 5 mins to Gracemere ShoppingWorld
- 10 mins to Rockhampton CBD
- 7 mins to Gracemere Saleyards
- 7 mins to Gracemere Lake Golf Club
- 9 mins to Gracemere Industrial Area
- 5 min radius to 3 primary schools
- 16 mins to Rockhampton Hospital
- 15 mins to CQ University



GRACEMERE SALEYARDS



FITZROY HEIGHTS ESTATE



FITZROY RIVER WALKWAY



ROCKHAMPTON MARKETS



ROCKHAMPTON CBD



ROCKHAMPTON HOSPITAL UPGRADE



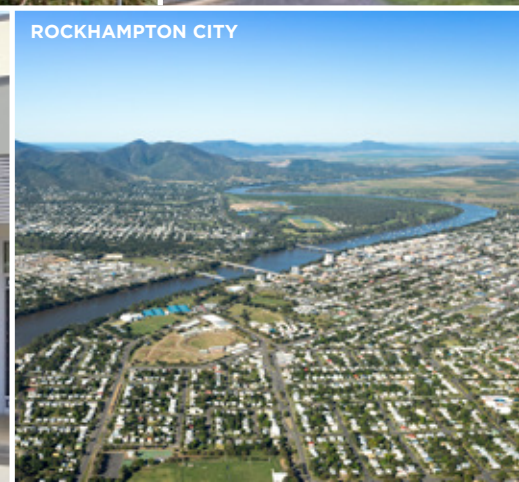
CQ UNIVERSITY



GRACEMERE LAKE GOLF CLUB



GRACEMERE SHOPPINGWORLD



ROCKHAMPTON CITY

Fitzroy Heights

GRACEMERE



FITZROY HEIGHTS
GRACEMERE QLD 4702