

GOVERNOR PLACE IS A MIXED-USE PRECINCT COMPRISED OF LUXURIOUS APARTMENT LIVING AND A FULLY, SELF-CONTAINED RETAIL ENVIRONMENT THAT WILL SPRING TO LIFE IN THREE STAGES.

Its close proximity to the business districts provides the perfect repose from the hustle and bustle of the CBD, while the immediate surroundings give you effortless convenience to everything you could want.

A suburb on the rise, Barton's location makes it an attractive secret for investors and a sought after address for growing families. Barton is an affluent suburb with an established professional and government district.

That matters because it's more likely to attract a higher calibre of tenant.

WHY BUY NOW?

- ACT economy is strong and further growth is expected over the coming months
- Canberra ranked most liveable city in the world – OECD rankings¹
- Annual population growth rate in 2013 was 1.7% above the ACT's ten year average growth rate.²
- Tax-deductible stamp duty applies for investment properties in the ACT.
- Buying off the plan enables greater capital growth during the build, potentially increasing your investment.
- High-foot traffic from the retail district and corporate quarters will help to create demand and constant interest for tenants.

SOURCE

(1) OECD (2014), HOW'S LIFE IN YOUR REGION?: MEASURING REGIONAL AND LOCAL WELL-BEING FOR POLICY MAKING, OECD PUBLISHING, PARIS.
(2) ABS 2013-13 REGIONAL POPULATION GROWTH

WHY INVEST IN BARTON?

Governor Place is designed to be a 'destination' rather than simply an apartment complex.

The combination of a genuine retail offering, as well as the high quality inclusions and well considered floor plans make Governor Place a vibrant modern precinct.

Limited apartment supply in the Barton area of Canberra City and this may be the last opportunity to secure a new apartment as there are no future plans for additional residential developments in the immediate vicinity.

Governor Place is in close proximity to major arterial transport routes - 250m from Kings Ave, 1.7 Km from Parkes Way, 1.3km from Commonwealth Avenue, 3.5km from the Monaro Highway South, and 5.5km from the state highway to Sydney.

PROXIMITY TO AMENITY IS THE KEY TO EASY LIVING

- National Portrait Gallery 900m
- Parliament Building 1.3km
- National Library 1.5km
- Canberra Bell Tower 1.5km
- Kingston Foreshore 1.6km
- Manuka 2.0km
- Old Kingston retail district 2.1km
- Canberra Girls Grammar 2.8km
- Canberra Centre 3km
- ANU 3.4km
- Canberra Centre 4.3km
- Canberra Hospital 5.5km
- Canberra Airport 6.3km

SOURCE: GOOGLE MAPS

CHARACTERISTICS OF BARTON & ITS RESIDENTS

- Population 1186
- Median Household Income \$10,712 per month
- Median Age – 38 Years
- Median unit sale price (2016) – \$580,000

SOURCE:
ALLHOMES
& RP DATA

UNIT TYPE	#	INT sqm	EXT sqm	TOTAL sqm	PRICE RANGE	RENT P/W
1 Bedroom	84	57-60	12-20	69-80	\$390,900-\$459,900	\$420-\$480
2 Bedroom	45	82-94	12-71	94-162	\$539,900-\$749,900	\$540-\$710
3 Bedroom	7	143	65	208	\$999,900	\$850-\$900

DWELLING MAKEUP

This table provides an overview of stock within the development.

DEPRECIATION

Shown here is an estimate of the approximate depreciation and allowances claimable assuming diminishing value method in Year 1. These allowances only apply to investors and not owner occupiers.

SOURCE: BMT

UNIT TYPE	PURCHASE PRICE	PLANT & EQUIPMENT	DIVISION 43	TOTAL
1 Bedroom (1H)	\$390,900	\$7,924	\$5,783	\$13,707
1 Bedroom (1F)	\$400,900	\$8,166	\$6,376	\$14,542
2 Bedroom (2F)	\$539,900	\$8,306	\$8,264	\$16,750
2 Bedroom (2K)	\$615,900	\$8,510	\$9,605	\$18,115
3 Bedroom (3A)	\$999,900	\$10,976	\$16,314	\$27,290

PROPERTY INVESTMENT ANALYSIS

	1 BED (1H)	1 BED (1F)	2 BED (2F)	2 BED (2K)	3 BED (3A)
Purchase Price	\$390,900	\$400,900	\$539,900	\$615,900	\$999,900
Estimated rent p/w	\$420	\$460	\$560	\$640	\$850
Deposit (assuming 20%)	\$78,180	\$80,100	\$107,980	\$123,180	\$199,980
Gross Rental Yield	5.48%	5.85%	5.29%	5.30%	4.33%
Net Rental Yield	3.94%	4.30%	4.04%	4.14%	3.51%
Capital Growth Rate	6.00%				
Inflation Rate	4.00%				
Interest Rate	5.00%				
Marginal Tax Rate	37%				
Cost/(income) per week:					
1 yr	(154)	(170)	(199)	(227)	(113)
2 yr	(73)	(86)	(97)	(116)	(158)
3 yr	(70)	(84)	(93)	(111)	(95)
5 yr	(74)	(91)	(100)	(118)	(103)
10 yr	(111)	(130)	(151)	(171)	(186)

After Tax Cash Flow – expressed as – Your Cost / (income) per week

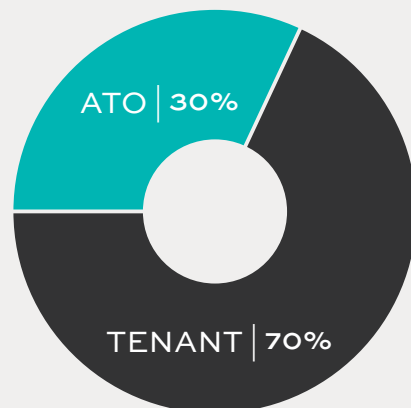
These are all of the monies that flow into or out of your pocket AFTER tax is taken into account. It is normally calculated for you as the pre-tax cash flow less any tax credits. (Note that the program assumes that you have applied for and received a Tax Variation and that the tax refunds are then credited for the same year in which they are based).

When the loan is substantial (negatively geared), the after-tax cash flows are usually negative but gradually become positive as rents rise with inflation. It is possible to specify that the tax credits be used to reduce the investment loan (i.e. Debt reduction). This would mean making additional loan repayments in line with what you would have been paying in tax without the negatively geared investment.

EFFECTIVE ALLOCATION OF COSTS FOR RUNNING YOUR GOVERNOR PLACE INVESTMENT



1 BEDROOM \$395,900 WITH A 20% DEPOSIT

ITEM	METHOD OF PAYMENT	37% MARGINAL TAX
Total Expenses		
	Aggregate Costs of Running Investment	22,558
Total Revenue		
Tenant	Rent	\$21,403
ATO	Tax saving	\$9,179
You	Profit	\$8,024



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