



PAPERBARK
— PLACE —



33 Cambridge Road, Mooroolbark

Investment Grade Property

Indicative assessment of return



Strong Growth. Good returns. Great Location.

Located in a growing area of Melbourne, with a recent history of strong capital growth, a healthy rental market and close to good schools, transport and employment hubs like Ringwood and Box Hill, Paperbark Place in Mooroolbark ticks all the boxes.

Mooroolbark is experiencing the ripple effect on property values as neighbouring suburbs Ringwood and Croydon continue to enjoy rising sales prices.

Watch the investor video at <http://www.fastlovehomes.com.au/invest> to get an overview of the local market and opportunity.

Rental vacancy rates are low and yields are increasingly above five percent. Investors looking to buy property below market value will be interested in the early deals being offered in the stage 1 release of stock.

Coupled with stamp duty savings of more than \$15,000 and potential capital growth, you could secure a property at today's prices and enjoy the benefits of the completed property valuation upon settlement.

Thirty five percent of the stage 1 release is already sold, with owner-occupiers seizing the chance to buy into this boutique townhouse development. Smart investors now have an opportunity to get in at the ground floor before stage 1 is sold out and construction begins, and sales prices start to rise.

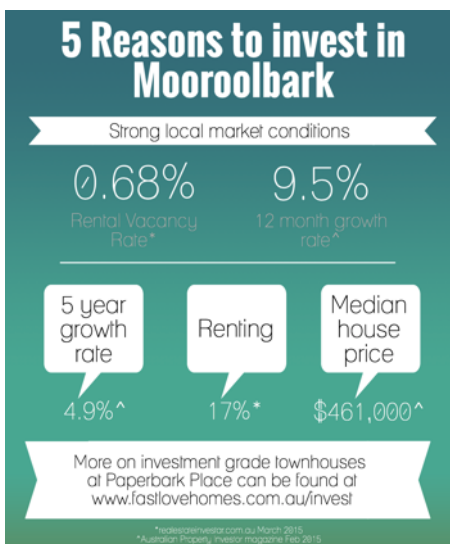
Investment options to suit you

It is now very difficult to buy quality new 2 bedroom property close to Mooroolbark town centre for less than \$400,000. A range of floor plans and prices offer flexibility in terms of your budget and desired rental return. A number of 2 bedroom, 2 bathroom properties are ideal for renters, offering options for couples or sharing.

Our architects have come up with a beautiful design that is sure to stand the test of time, remaining appealing for decades to come.



“Mooroolbark is experiencing the ripple effect on property values”



Capital investment

Significant government investment is underway in the area including the recently completed \$2.5 million refurbishment of the Mooroolbark train station and upgrades to the local road network. Further local improvement programs are underway.

If you would like to secure one of these investment grade townhouses please contact Tony Smith from Max Brown Real Estate in Croydon on 0411 424 964 or 131 629, or email tonys@maxbrown.com.au

Great location

Everything a resident could want is an easy stroll or short drive away, including Mooroolbark train station, shops and cafes, swimming pool, parks, golf courses, sports clubs, Maroondah hospital, Ringwood Private Hospital, doctors' clinics and health centres, kindergartens, primary and secondary schools, a Swinburne University campus in Croydon, and transport links like Eastlink and the Maroondah highway.

Employment hubs like Ringwood and Box Hill are close by, and inner city workers can easily commute by train.



Expected returns

Our selling agent has provided the following rental estimate, and an indicative sale price for stage 1 stock:

Townhouse	Description	Sale price	Est rent
Townhouse 8	2 bedroom, 2 bathroom, 1 car	\$379,950	\$360-370 pw
Townhouse 10	2 bedroom, 1 bathroom, 1 car	\$374,950	\$350-360 pw
Townhouse 11	2 bedroom, 2 bathroom, 1 car	\$389,950	\$365-375 pw
Townhouse 13	3 bedroom, 2 bathroom, 2 car	\$419,950	\$400-420 pw

Click to watch the investor video



A range of floor plans to suit investors and renters

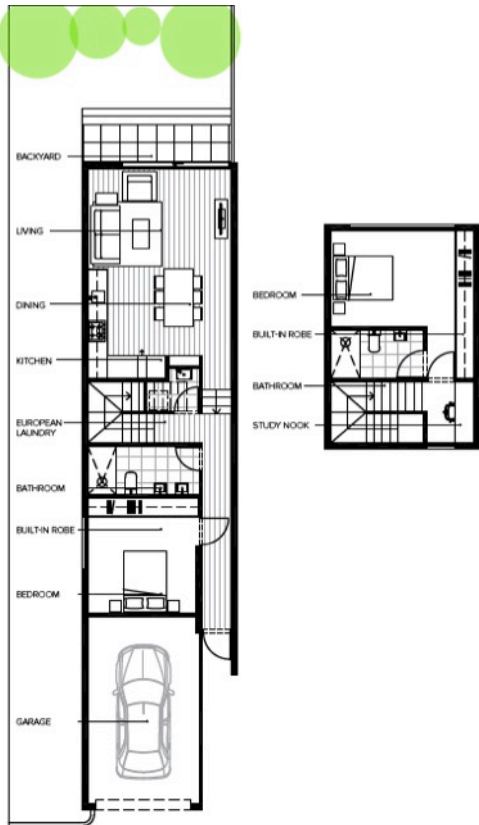
Townhouse 8



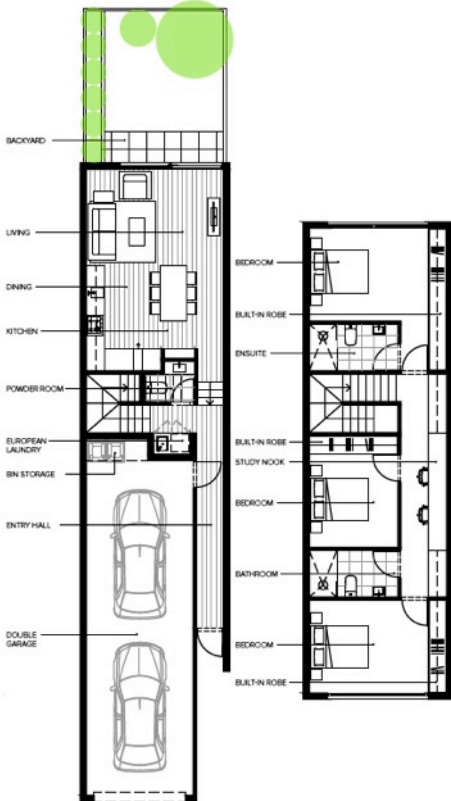
Townhouse 10



Townhouse 11



Townhouse 13



33 Cambridge Road, Mooroolbark

Townhouse 8 (2 Bedroom, 2 Bathroom, 1 car space)

Purchase Price	\$380,000.00
Rental return (estimated weekly)	\$ 365.00.00
Purchase Costs (Stamp Duty and Legals)	\$ 20,000.00
Loan Amount	\$400,000.00
Loan Interest Rate	4.7%

Property Costs

Management Fees	\$ 1,465.00
Rates	\$ 1,300.00
Body Corporate	\$ 1,000.00
Insurances	\$ 1,000.00
Repairs and Maintenance	<u>\$ 500.00</u>
Cash Cost	\$ 5,265.00

Interest	\$ 18,800.00
Depreciation (Estimate)	<u>\$ 5,000.00</u>

Total Cost per annum	\$ 29,065.00
Rent	<u>\$ 18,980.00</u>
Loss	\$ 10,085.00

Tax Rate 40% Value	\$ 4,034.00
--------------------	-------------

After Tax Cash Cost

\$5,265 + \$18,800	
- \$18,980 - \$4,034	\$ 1,051.00 p.a.
	\$87.60 per month

Capital Growth Assumption 5%

Potential Growth Value \$19,000 per annum.

These are assumptions. You will need to do your own research and analysis before buying.

If you would like to secure one of these investment grade townhouses please contact Tony Smith from Max Brown Real Estate in Croydon on 0411 424 964 or 131 629, or email tonys@maxbrown.com.au