

## **APX Rosehill Overview**

**Address : 8 Hope Street, Rosehill, NSW 2142**

### **Dynamic Capital Growth Potential**

This is your opportunity to invest in the Geographical Heart of Sydney, Rosehill. This excellent location offers the investor very attractive potential for capital appreciation literally right in the heart of Sydney. It goes without saying that the old Real Estate adage of “Location Location Location” is a major contributory factor to capital appreciation on an investment property – which is normally the prime objective of a property investor.

APX Roseville is ideally placed to take advantage of this dynamic growth area and geographical centre of Sydney.

### **Outstanding Location**

Extremely well located right in the heart of the Geographical Centre of Sydney adjacent to Parramatta, Rosehill offers a substantial array of lifestyle and work options.

Rosehill is approximately 20 kms west of Sydney’s CBD with an excellent transport hub to all parts of Sydney. Bustling Parramatta abuts Rosehill with Parramatta Station only 1.5 km from APX Rosehill.

Parramatta is the sixth-largest central business district in Australia, and has grown as a government centre with the New South Wales Police Force and Sydney Water moving their headquarters from the Sydney CBD to the acknowledged capital of Greater Western Sydney.

Three of the Sydney’s major vehicular arteries – Parramatta Road, Victoria Road and the M4 Motorway service Rosehill. You can also travel by Ferry from Circular Quay to Parramatta and connect with a bus service to Rosehill Race Course located literally across the road from APX Rosehill.

### **In the Vicinity of APX Rosehill**

- Rosehill Racecourse 0.3 km
- Parramatta Station 1.5 km
- Westfield Parramatta 1.9 km
- Westmead Hospital 1.9 km
- Western Sydney University 2.0 km
- Parramatta Park 2.6 km
- Sydney Showground 4.9 km
- ANZ Stadium 4.9 km
- Sydney Olympic Park Station 5.2 km

**Existing Property :** This Serviced Apartment Establishment has been in operation since February 2001. It was originally a Quest Establishment and APX took over from Quest in 2013 and has been operating successfully under the APX Banner since that time.

APX have retained the original Quest Rosehill Lease.

The occupancy level at APX Rosehill has been continuously high (again due to its proximity to Parramatta and the Rosehill Racecourse) – hence it is one of the Jewels in the APX Crown.

Other APX properties include APX Darling Harbour and APX World Square in Sydney – so with APX looking after your Serviced Apartment at Rosehill, you are in very experienced and knowledgeable hands.

**About the APX Rosehill Apartments :**

APX Rosehill consists of a total of 54 Serviced Apartments encompassing 1 Bedroom, 2 Bedroom & 3 Bedroom Apartments. So it is not a high-density development and engenders a boutique ambience and feel.

Not all of the 54 Apartments are for sale – please refer to the Availability Price Listing for current availability of Apartments for sale.

All apartments have air-conditioning and include a comprehensive furniture package. Each apartment is fully equipped with a galley kitchen and a range of kitchen appliances including stove, dishwasher and fridge etc. There are separate laundry facilities including washing machine and dryer together with all the necessary fittings and fixtures (incl flat-screen TV's & fast Internet connections) – and each apartment includes 1 Car Space on title. So each purchase price is **FULLY INCLUSIVE** of all these features.

APX Rosehill will utilise your apartment to accommodate business and leisure travelers who require good quality short-term stay accommodation. So each apartment really has been designed to be “Home from Home” where you are able to do your own cooking and laundry etc.

APX Rosehill has full concierge services - with security being enhanced by having a full-time live in Manager on site.

**Overview of Lease :**

The Purchaser/Investor (The Landlord) purchases their Serviced Apartment on an individual strata titled basis - and then leases their apartment back to Quest Rose Hill Pty Ltd (ACN 087 887 974) who then becomes your Tenant under the Lease. (APX are in effect running Rosehill and have simply retained the original Quest Rosehill Lease).

Quest Rose Hill Pty Ltd (ACN 087 887 974) offers the owner a Commercial Lease Arrangement which will run to 21/02/2021. Thereafter there may be another 5 Year Term expiring on 21/02/2026. Hence your rental could be secured until at least February 2026 – with 100% occupancy as far as The Landlord (The Investor) is concerned during this period of time.

The Purchaser is able to sell their Serviced Apartment at any time of their choosing providing that it is on-sold to another investor who will abide by the current lease arrangement.

**Rental :**

The rent will be paid automatically on a monthly basis, regardless as to whether the Apartment is occupied or not. Your start off rental is calculated at approx **4.00% Nett in The Hand** of the purchase price – which includes the Furniture Package and car space.

**Rental Increases :**

The Rental increases by a fixed rate of **4%** compound each year.

At the end of the current Lease Period (21/02/2021), there will be a review to market rental - and thereafter the rent will be increased by a factor of **4%** compound each year for the remaining 4 years.

The rental is paid monthly to the Landlord on an automatic basis regardless as to whether the apartment is rented out or not – thereby giving the investor that very valuable commodity - **Peace of Mind and Certainty of income.**

**Extremely Low Regular Outgoings :**

As far as regular outgoings are concerned, The Owner just pays for a small sinking fund of between \$825 - \$1320 per annum (depending on the Apartment)...and that's it. All other regular outgoings including Body Corporate and Strata Levies, Council & Water Rates, furniture replacement and all Management Fees are paid for you by APX Rosehill. **APX Rosehill even look after the daily maintenance and repairs of your Apartment.**

(Land Tax -may or may not be applicable, depending on individual circumstances)

All other on-going expenses (as enumerated within the Lease Agreement) will be paid for you by APX Rosehill.

Under The Lease it states that “if reasonably required” The Landlord may need to recarpet, repaint and otherwise renew the premises at the end of each 5 year period. This is to ensure that the apartment is kept up to the highest possible standard required by the APX Group for rental purposes. Any cost incurred to The Landlord will be tax deductible and will ensure your apartment maintains its standard and value - and is not allowed to fall into a state of disrepair.

**Please note that renovations to each Apartment will be due within the current lease term and anticipated renovation costs can be supplied on request.**

**Management Fees payable by The Owner:-    **NIL FOR EACH AND EVERY LEASE PERIOD.****

**What The Property Investment Company can do for you as an Investor :**

The Property Investment Company offers the investor a “One Stop” all inclusive service. So we are able to assist you in finding the right type of investment loan at highly competitive rates; organise the conveyancing for you at discounted rates; and ensure that you are fully claiming all the tax deductions that you are entitled to on your property in order to effectively maximise your negative gearing and investment.

So you can either leave everything to us to put your total investment package together for you in a cost effective and time efficient way. Or you can pick and choose those areas that perhaps you might like to attend to yourself. However there are no extra costs involved if you decide to let us arrange everything for you – it's all part of the “One Stop” service that The Property Investment Company is pleased to offer you.

### **Tax Deductions & Negative Gearing :**

Serviced Apartments do provide excellent ongoing Tax Deductions (providing an investor is eligible to claim the tax deductions inherent within this development).

Depending on your taxable status and individual circumstances, these APX Rosehill Apartments Apartments may provide you with an attractive **CASH FLOW POSITIVE** income.

**However please be advised that a Real Estate Agent can only provide advice of a general nature and each potential investor's circumstances may vary. So if you require specific investment advice, it is recommended that you contact a professional investment adviser – such as a financial planner or an accountant.**

### **Self Managed Super Funds :**

An APX Rosehill Apartment will make an ideal investment for a Self Managed Super Fund - with a guaranteed passive income stream starting off at approx **4.00% Nett in The Hand** per annum and then incrementing by **4%** per annum (with rent review to market at the end of the current Lease Period in 21/02/2021) - together with minimal overheads to run the investment.

Also a Self Managed Super Fund is legally able to borrow to purchase an investment property. An APX Rosehill Apartment will provide the Super Fund with continuity of income, minimal overheads to run, tax deductions to The Super Fund (if applicable) and the potential for capital appreciation.... without the vicissitudes that can affect Share Markets and Property Trusts and the current low yields affecting Bank Deposit Accounts.

### **Summation :**

One of the main factors that can contribute to capital appreciation on an investment property is its location. And the location of this APX Rosehill Development is “par excellence” - with every conceivable amenity within walking distance.

We believe that an Apartment at APX Rosehill, due to its prime location combined with its all-round appeal, has the potential to deliver to the Investor attractive capital appreciation over the years ahead. Whilst at the same time the secure automatic rental income each month combined with low running costs also affords the investor that precious commodity – **Peace of Mind**.

This is a **"Worry Free - Set & Forget"** Investment Opportunity not buffeted by the uncertainties of the Share Market - **with Absolutely No Vacancy Periods**....a simple and straightforward investment proposition.

**Initial Holding Deposit Required : \$1,000.** This is fully refundable and will hold a selected apartment **WITHOUT OBLIGATION** for a period of 28 days.

**If an Apartment is of interest, please respond back to us ASAP – since this is a strictly limited release in a much sought after location.**

### **For more information :**

For more information or an opportunity to discuss this investment opportunity in more detail, please contact Maurice Watson on (02) 9328 0022 or Freecall 1800 – 770 – 114.