

## Quest Rockhampton Overview

**Address :- 48 Victoria Parade, Rockhampton, QLD 4700**

### Dynamic Capital Growth Potential

This is your opportunity to invest in one of Queensland's most dynamic and wealthiest regions. Rockhampton is transforming into a major economic and lifestyle hub. It is one of the main hinterlands for Queensland's massive mining and resources sector -- with current development projects being undertaken costing \$146 billion. Rockhampton is also a very rich agricultural area and it is one of Australia's main centres for producing and exporting beef.

### Rockhampton City, QLD 4700 - Suburb Profile (As at Dec 2016)

Rockhampton City is a suburb located in the Rockhampton regional local government area of Rockhampton in Queensland. Unit prices in Rockhampton City have grown by 52.44% in the past 3 years (as of Dec 2016)

Also, tourism is helping to drive demand in the area with Yeppoon, the gateway to Great Keppel Island and the Barrier Reef, only a 35 minute easy drive away.

There are daily flights into Rockhampton from all the major cities in Australia – with a direct flight from Sydney only taking around 90 minutes.

From an investor's perspective, there is a shortage of good quality accommodation in Rockhampton.

So Quest Rockhampton is ideally placed to take advantage of this dynamic growth area – and so offers the investor the potential to enjoy substantial capital growth over the years ahead via their investment at Quest Rockhampton.

### Location

Quest Rockhampton is beautifully located facing the picturesque Fitzroy River and Riverside Park. It really is a prime spot within an easy five-minute walk along the riverbank to Rockhampton's bustling CBD precinct.

The Art Gallery of Rockhampton and Rockhampton's Entertainment Centre and Theatre is within a two-minute walk and Rockhampton's main shopping centre - The City Centre Plaza (containing a myriad of shops, cafes, restaurants and Coles etc) is also in close proximity.

As the old Real Estate saying goes Quest Rockhampton certainly has “Location, Location, Location.”

**Completion Time :-** The Development was completed and opened for business in September 2013.

### **About the Quest Rockhampton Apartments**

The Quest Rockhampton building comprises of a total of only 44 apartments over 9 levels – and certainly engenders a special boutique and up-market ambience.

All the Quest Rockhampton Apartments are fully equipped 2 Bedroom apartments - and many have a convenient “Dual Key” arrangement. This means they can be separated into 2 individual apartments - each with their own separate bathroom and sleeping arrangements - and so can be rented out on an individual basis. Or they can be enjoined into one large 2 bedroom apartment. This "Dual Key" feature gives these Quest Rockhampton apartments an added appeal from a resale perspective.

All of the apartments are prestigious and stylish and have been meticulously designed to convey a feeling of spaciousness and modernity. All apartments have fully ducted reverse cycle air-conditioning and include an elegantly crafted furniture package. Each apartment is fully equipped with a contemporary kitchen and top of the range appliances, separate laundry facilities including washing machine and dryer, the latest 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.

Quest Rockhampton will utilise your apartment to accommodate business and leisure travelers who require luxury short-term stay accommodation.

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

### **Background of the Quest Group**

Your investment will be managed by the best in the business.

Quest Serviced Apartments was established in 1988 and is now Australia's largest provider of serviced apartment accommodation with over 150 properties throughout Australia and New Zealand.

Quest expertly manages in excess of \$1 billion worth of apartments for investors.

**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 Rockhampton Tenancy Pty Ltd (ACN 152 699 557) who then becomes your Tenant under the Lease.

Quest Rockhampton Tenancy Pty Ltd (ACN 152 699 557) will then offer the Purchaser an initial 10 Year lease term (started in Sept 2013) - with a further 4 x 5 Year Lease Options thereafter. If all the options are exercised, then there is a potential 30 year Lease Back to Quest – with the rentals guaranteed under the Lease for that period of time ie 100% occupancy as far as The Landlord (The Investor) is concerned.

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 **7.00%** of the purchase price – which includes the Furniture Package and car space.

**Rental Increases :-**

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

At the end of each 5 year period, 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.**

**Owners Expenses:-**

The Owner is responsible for paying the combined Council & Water Rates (not water usage which is paid by Quest.)

The combined Council & Water rates will be approximately .....\$2,250 per annum.

The Owner is also responsible to pay for The Sinking Fund.....\$500 per annum.

(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 Quest.

For example, Quest will pay on your behalf:- The Body Corporate Fees & Strata Levies (apart from the Sinking Fund listed above), standard insurance premiums, any ongoing maintenance and repairs to your apartment during each lease period, furniture replacement, all management fees etc.

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 Quest 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.

**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.

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

**5% Deposit Requirement**

Should you wish to proceed with purchasing a Quest Rockhampton Apartment, we have managed to come to an arrangement with The Vendors whereby they will accept a 5% Deposit on signing of a Contract to Purchase (rather than the customary 10% deposit requirement.)

**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 Quest Rockhampton Apartments may provide you with an attractive **CASH FLOW POSITIVE** income.

A detailed property analysis can be provided on request, and this will provide the Investor with detailed breakdowns as to the costings, tax deductions and Cash Flow Figures in relation to a stated marginal tax bracket.

**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**

A Quest Rockhampton Apartment will make an ideal investment for a Self Managed Super Fund - with a guaranteed passive income stream starting off at approx **7.00%** per annum and then incrementing by **4%** per annum (with rent review to market for each 5 year period) - together with minimal overheads to run the investment.

Also a Self Managed Super Fund is now legally able to borrow to purchase an investment property. A Quest Rockhampton 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 etc.

### **Summation :-**

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

We believe that Quest Rockhampton, due to its prime location within one of Queensland's strongest performing resource rich areas 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.

### **For more information.**

This is a strictly limited investment offering.

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

Kind Regards,

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