

APX WORLD SQUARE OVERVIEW

Location :- No 2 Cunningham St, Sydney, NSW 2000

This location absolutely speaks for itself. APX World Square is nestled in a quiet street literally within a 30 second walk to vibrant World Square. World Square has become the hub of inner-city CBD living. APX World Square has everything within a five-minute walking radius encompassing the CBD, the restaurant and theatre district of Sydney, a myriad of coffee shops and retail shops plus all the attractions of Darling Harbour are close by. As the old saying goes :-
Location, Location, Location !

Property Description :-

The building itself is an impressive 42 level development and is split between the APX designated section comprising of floors 4 to 11 - with the rest of the floors above being purely residential (and not connected with the APX operation.)

The building has been beautifully conceived and designed and is reminiscent (both inside and out) of Art Deco era with its smooth lines and elegant appearance.

The 8 floors dedicated to APX have a total of 9 apartments per floor – with 1 x One bedroom per floor and 8 x over-sized Studio Apartments per floor - designed to encapsulate the demands of modern inner-city living.

The building was completed and went operational in 2008.

Apartment Features:-

Created for the modern lifestyle, each APX World Square Apartment enjoys exceptional finishes, beautifully conceived interiors and top of the range appliances (including flat screen TVs) and a balcony.

Each Apartment comes completely furnished with an elegantly crafted furniture package, individual reverse cycle air-conditioning, a fully equipped contemporary kitchen, a fully functional laundry (including washing machine and dryer) and full concierge service.

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 the APX World Square Management.

APX World Square Management (which was formally a Quest Operation and has retained the original Quest Lease) will then offer the Purchaser an initial lease term expiring on 13th October 2018 - with a further 3 x 5 Year Lease Options thereafter (ie a potential further combined lease term of 15 years.)

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.

Rental Increases :-

The Rental will increase by a fixed rate of **4%** each year on a compound basis. At the end of each lease term (every 5 years), the rental will be reviewed to market rental - and then increased by **4%** each year for the remaining 4 years of each term.

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**.

Owners Expenses:-

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

The Council Rates are approximately \$1027 per quarter.

The Water Rates are approximately\$175 per quarter.

The Owner is also responsible to pay for The Sinking Fund approx..... \$101 per quarter.

(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 by the APX World Square Management.

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.) 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

There are excellent tax deductions generated by your **APX World Square Apartment** which can be claimed by your Super Fund - combined with opportunities for you to "Salary Sacrifice."

APX World Square is an excellent vehicle for a Self Managed Super Fund to invest in. With changes to Super legislation, a Self Managed Super Fund is now able to borrow to purchase an investment property within the Super Fund. An APX World Square 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 substantial capital appreciation....without the vicissitudes that are currently affecting Sharemarkets and Property Trusts etc.

Through our contacts, we are able to assist you with a legally compliant Super lending product which will allow your Super Fund to borrow to purchase an Apartment at Quest World Square (to approved applicants.)

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

A 10% deposit is required to exchange.

Summation :-

One of the main factors that can contribute to capital appreciation on an investment property is its location. And the location of APX World Square is "par excellence" - with every conceivable amenity within walking distance. We believe that APX World Square, due to its prime location and all-round appeal, has the potential to deliver to the Investor strong capital appreciation over the years ahead.

This is a "**Worry Free - Set & Forget**" Investment Opportunity not buffeted by the uncertainties of the Share Market - with **Absolutely No Vacancy Periods**.... giving each investor that most valuable of commodities... **Peace of Mind**.

For more information or a personal appointment to view the Development and Apartment etc, please contact **Maurice Watson**

Maurice Watson

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