

# QUEST WORLD SQUARE

2 Cunningham Street, Sydney



## INTRODUCING QUEST WORLD SQUARE

"Who said there's no such thing as a property investment that offers excellent capital growth potential AND excellent rental return in today's market?"

Incredible Capital Growth Potential. Strong Guaranteed Rent. Impressive Tax Deductions. Located in the heart of Australia's premier business and tourist destination.

As a high powered investment, Quest World Square has it all.



## WHAT A GREAT LOCATION FOR CAPITAL GROWTH AND CONVENIENCE

### RIDE ON THE COAT TAILS OF QUEST'S SUCCESS

Your investment is being 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 120 properties throughout Australasia. Quest expertly manages in excess of \$1 Billion worth of apartments for investors.

This is a "Set & Forget" investment - easy and effective with lucrative guaranteed rental returns. Enjoy substantial tax deductions and great affordability. Strong history of growth. And located in the heart of Australia's "golden" city... What more could you look for in an investment?

With so many great reasons to invest, it's easy to see why there has been strong investor interest. Make sure you don't miss out.

Make an appointment today to see how you can take advantage of this outstanding investment opportunity.

## STRONG CAPITAL GROWTH HISTORY

In the last 10 years Sydney's CBD property prices have grown by a phenomenal 120%. Due to the location of Quest World Square, there is potential over the years ahead for investors to enjoy strong capital appreciation on their investment.

Who said there's no such thing as a property investment that offers excellent capital growth potential AND excellent rental returns? Just have a look at Quest World Square !

**SUBSTANTIAL ON-GOING TAX DEDUCTIONS TO THE INVESTOR** with substantial on-going tax deductions available to investors, Quest World Square gives investors the opportunity to significantly reduce \* their taxable income. This can mean a tax rebate of \$7,000 or more depending on your income.

\*Subject to ATO legislation and eligibility. Consult your tax advisor.



## PERFECT LOCATION FOR TOURISTS AND BUSINESS VISITORS ALIKE

Quest World Square is an easy walk to many of Sydney's most exciting tourist and cultural destinations. Guests can walk to Chinatown, Darling Harbour, Sydney Entertainment Centre, Hoyt's Centre, Capitol Theatre and Pitt Street Shopping Mall and Surry Hills.

## GUARANTEED RENTAL INCOME

This multi level tower featuring 8 floors of serviced apartments is located within in the new growth area of Sydney's Southern CBD right opposite bustling World Square. It operates as a 72 room, 4.5 star serviced apartment complex catering to business visitors and tourists.

As investors in Quest World Square you enter into a lease arrangement where the rental of your apartment is managed by Cunningham Street Quest Pty Ltd as part of Quest Accommodation Group's chain of serviced apartment operations.

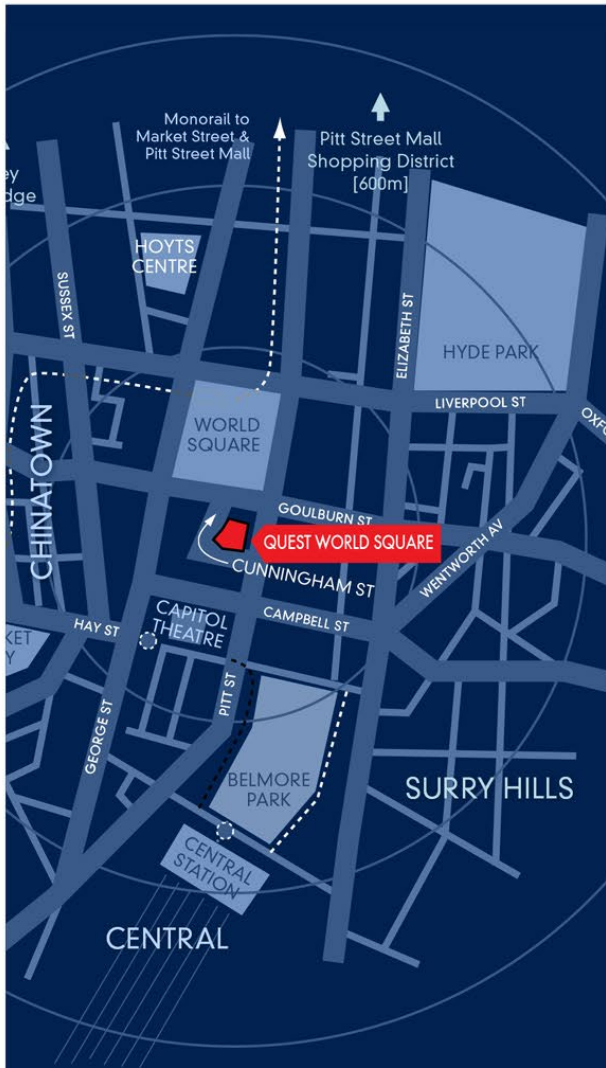
- Guaranteed Rental Income regardless of occupancy.
- All apartments come fully furnished including Smeg appliances and flatscreen TVs
- 5 year lease with 4 x 5 year options.
- Regular market rental reviews - 4% annual increases (after 2nd year).
- Absolutely NIL on-going Management Fees.
- No Agent letting fees.
- Your only annual cost as The Landlord and Owner is to pay the Council and Municipal rates and sinking fund...all other Annual Outgoings eg Body Corp and Strata Levies will be paid for you by Quest.



Quest World Square is also literally just across the road from vibrant World Square – the new epicentre of Sydney inner city living with its huge gallery of shops and amenities.

For business travellers it is just as convenient, positioned mid way between Sydney's prime business district and education facilities such as University of Technology Sydney and Sydney University.

The monorail, train station and ferries are all within easy walking distance too.



- Choose from studio or 1 bedroom fully furnished luxury serviced apartments.
- Intelligent designs offer a choice of layouts.
- Secure parking available.
- Stunning interiors.
- Available NOW!

## INVESTMENT SNAPSHOT

Purchase price .....	\$440,000
Taxable Income .....	\$85,000 pa
Deductable Expenses including Bank Interest & Fittings & Fixtures & Building Depreciation etc .....	\$46,825
Secured Rental Income at 5.50% .....	\$24,200
Tax rebate .....	\$7,627
Net cost per week to investor to run this investment .....	\$44 pw

Disclaimer: Income is based upon a registered lease at 5.5% pa fix for 24 months with annual adjustments thereafter by 4% pa - with market reviews for each lease period. The above example is based upon a purchase price of \$360,000 with an investor's taxable income of \$85,000 pa. The assumption is that the investor is borrowing the full purchase price plus purchasing costs on an interest only loan basis with an interest rate of 7% pa. Figures are correct at time of printing but will change in relation to any future changes in tax scales and interest rates. Actual figures will also depend on an individual's situation so it is recommended that investors obtain a copy of the Investors Brief and seek professional advice from their accountant, solicitor or financial planner before investing.

### SAVE MONEY ON ACCOMMODATION NATIONWIDE

All owners of Quest World Square serviced apartments become members of Quest's acclaimed Q Club. As a Club member you are eligible to receive significant discounts at Quest Serviced Apartments and Resorts around Australia along with special gifts and incentives.

FOR MORE INFORMATION OR AN APPOINTMENT TO VIEW

Please contact:-

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