



COAST FUTURE DEVELOPMENT PTY LTD

Investment Booklet Pimpama

INTRODUCING PIMPAMA.

**Pimpama, located in the heart of the Gold Coast
to Brisbane boom corridor, is approximately 41KM².**

According to the latest ABS statistics, the area of Pimpama is set for massive growth with Pimpama's seeing growth of 30.8% from 2016 - 2017 and it is now the 3rd fastest growing suburb in Australia.

Pimpama's closest neighbour; Coomera also has the second largest population growth in Queensland according to current forecasts.

An additional 78,000 people will also move to this suburb by 2036, with Pimpama and Coomera to expect a combined population of 120,000 by this point.

The Gold Coast's population will also be over 900,000 by 2036 and is set to become one of the fastest growing cities in Australia.

In major infrastructure projects, over \$13.7 billion dollars of funds have been allocated for the Gold Coast.

From 2006 to 2026, more than 6.8% per year of employment growth will stimulate the Pimpama and Coomera area, which means that between 5,000 and 10,000 jobs will be created over that period.

In nearby suburb Southport, 30,000 to 60,000 jobs will be available and altogether, 124,000 jobs will be created within the Gold Coast by 2026, representing a huge 16% of South East Queensland's employment growth.

Pimpama and Coomera are also easily accessible from both Brisbane and the City Centre of the Gold Coast. With access via the Pacific Motorway, Pimpama and Coomera are only approximately 40 minutes drive to Brisbane's City Centre. From the Gold Coast City Centre to The Gawthorn Terraces it is only an approximate 25 minute drive.

Being located close to both City Centres and the southern hemisphere's largest concentration of theme parks, people who are living in Pimpama will be in an ideal location for both working and weekend activities.

Within 20 minutes drive of The Gawthorn Terraces, there are also child care centres, hospitals, shopping centres, schools, universities and other entertainment or leisure related amenities.



* The Gawthorn Terraces

Schools

1. Pimpama King's College - 5 minute drive / 3.5 kms
2. Pimpama State Primary School - 4 minute drive / 2.2 kms
3. Pimpama State Secondary College - 3 minute drive / 1.7 kms
4. Tafe Queensland Gold Coast
5. Coomera Anglican College
6. Assisi College
7. Coomera River State School

Transport

8. Pimpama Train Station - 4 minute drive / 3 kms **(proposed)**
9. Coomera Train Station - 8 minute drive / 7.8 kms

Local Amenities

10. Gainsborough Green Golf Club - 5 minute drive / 2.7 kms
11. Pimpama Business Centre - 8 minute drive / 7.5 kms **(proposed)**
12. Future Health Precinct

Sports and Recreation

13. \$43 Million Pimpama Aquatic Centre and Sports Precinct - 5 minute drive / 2.8 kms **(under construction)**
14. Dreamworld

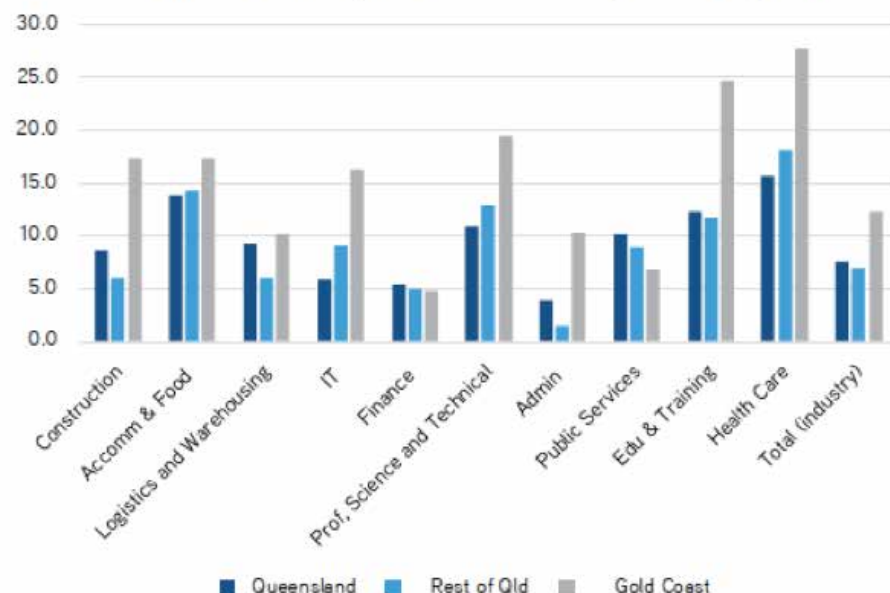
Food

15. Mc Donald's / 7-Eleven Service Station - 3 minute drive / 1.4 kms
16. Woolworths - 3 minute drive / 1.4 kms

Shopping Centres

17. Homemaker Shopping Centre - 2 minute Drive 1.8 kms **(proposed)**
18. Pimpama City - 4 minute Drive / 3 kms **(under construction)**
19. Pimpama Junction - 3 minute drive / 1.4 kms
20. Pimpama Central - 3 minute drive / 1.4 kms **(under construction)**
21. Westfield Coomera Town Centre - 8 minute drive / 7.5 kms **(under construction)**
22. Coomera Shopping Centre
23. Coomera Square Shopping Centre
24. The Hub Shopping & Retail

Gold Coast Projected Employment Growth (%) 5 years to May 2022



Source - Australian Department of Employment

POPULATION AND EMPLOYMENT GROWTH.

The Gold Coast is anticipated to hold an additional 37,040 workers by May 2022 (est. 7,400 per annum) according to the Australian Government Department of Employment.

- Gold Coast is the 4th fastest growing region in QLD from 2011 - 2036
- The population of Gold Coast is expected to reach 900,000 by 2036
- Between 2011- 2036, Pimpama rank 2nd in the top 10 fastest growing areas in QLD (a massive 9.7% annual growth rate, compared to Gold Coast's 2.3%)
- The poluation in the Gold Coast is expected to reach 120,000 by 2036 in the area of the postcode of 4209
- From 2006 to 2022, the expected employment growth for the Pimpama and Coomera areas will be up by 6.8% per year
- 5,000 - 10,000 jobs have and will be introduced in Pimpama and Coomera area from 2006 to 2026

Employment in Pimpama and Coomera is expected to grow by 6.8% per annum on average from 2006 to 2026 and between 5,000 and 10,000 new jobs will become available over the next 20 years. A 20 minutes' drive from Pimpama, Gold Coasts City Centre - Southport is expected to introduce 30,000 to 60,000 new jobs.

As a whole, forecasts suggest that the Gold Coast City will have 124,000 new jobs by 2026, with most jobs to be generated by billion-dollar infrastructure projects such as the integrated Resort and Cruise Ship Terminal on Wavebreak Island. Up to 30,000 jobs delivered by the Gold Coast Commonwealth Games, along with \$2 billion in economic investment.

INFRASTRUCTURE PROJECTS.

\$13 billion in major infrastructure projects has been recently completed, planned or is currently underway across the Gold Coast area.

Infrastructure

- \$1,200,000,000 - Spirit Tower (Open in 2019)
- \$1,000,000,000 - Jewel Tower
- \$1,000,000,000 - Coomera Town Centre
- \$530,000,000 - Gold Coast Marine Precinct
- \$500,000,000 - The Star Expansion
- \$56,500,000 - Sports Precinct
- \$30,000,000 - Pimpama Junction Shopping Village

Transport and Roads

- \$600,000,000 - Light Rail Stage 3
- \$500,000,000 - M1 Upgrade (Start 2018)

Education and Health

- \$1,760,000,000 - Gold Coast University Hospital - Completed
- \$4,500,000 - Project Servicing the Pimpama State Collage - Completed
- King's College, Pimpama Campus – Recently completed
- Pimpama State Secondary Collage – Recently completed

COOMERA TOWN CENTRE.

The Coomera Town centre is a a 34-hectare shopping precinct and is currently under construction.

Coomera town centre is on Foxwell Road which will become the heart of the new central business district of the Northern Gold Coast and will also become home to the northern Gold Coast's biggest shopping complex.

The location and the associated expected growth of the Town Centre will make the project a key driver in the Gold Coasts economy. The development is predicted to deliver 7,500 jobs to the greater area during construction and in the retail area upon completion.

The first stage (which is 59,000sqm) is valued at over \$500 million and will feature cinemas, offices and a nightclub. The second stage (21,000 sqm) will include multiple commercial retail spaces, multi-level department stores, a dining precinct and an outdoor beach, with the shopping Centre set to open in late 2018.

(Source: Colliers Insight- Colliers International)



Coomera Town Centre and Coomera Train Station



Pimpama City



Pimpama Central and Pimpama Junction

Project	Committed funds	Progress
Coomera	\$74.7 million	Completed
Daisy Hill to Logan Motorway	\$3.5 million	Future planning
Eight Mile Plains to Daisy Hill	\$4.945 million	Planning
Gateway Motorway to Logan Motorway	\$1.81 million	Planning
Gateway Motorway to Tugun	\$3.597 million	Planning
Coomera Connector (north)	\$0.45 million	Planning
Coomera Connector (south)	\$3 million	Future planning
Logan Motorway to Palm Beach	\$19.8 million	Completed
M1/M3 Gateway Merge	\$170 million	Construction
Mudgeeraba to Robina	\$95.5 million	Completed
Mudgeeraba to Varsity Lakes	\$180 million	Construction
Ormeau	\$0.25 million	Future planning
Oxenford	\$0.575 million	Planning
Pimpama	\$0.25 million	Future planning
Varsity Lakes to Tugun	\$5 million	Planning
Worongary to Mudgeeraba	\$95.5 million	Completed
Yatala North & South	\$0.598 million	Completed
Yatala North & South	\$0.575 million	Planning

Source - Department of Transport and Mains Road

INFRASTRUCTURE PROJECT DETAILS.

\$500 million proposal - M1 upgrade project

The Queensland Labour Government is proposing major upgrades to the M1 within the Gold Coast and Brisbane areas. Labour’s package includes \$25 million to upgrade the Oxenford interchange and \$16 million for a business case study for future upgrades between Eight Mile Plains and the Logan Motorway.

Both the Federal Government and the Queensland Government have announced funding commitment for upgrades to the M1 between Mudgeeraba and Varsity Lakes with works including widening a 5.7km section of the motorway to 3 lanes in each direction between Robina and Varsity Lakes and 4 lanes northbound between Robina and Mudgeeraba.

Source: Gold Coast Bulletin
Source: Department of Transport and Mains road

Pimpama Sports Precinct

A large sports precinct with parklands, two new swimming pools and 12 netball courts has been revealed for the northern Gold Coast. The Gold Coast City Council has released a proposal for the \$56.5 million Northern Gold Coast Community Precinct aimed to get the region going.

Built on Rifle Range in Pimpama, the precinct will include 50m and 25m swimming pools, water play area, gym, flexible event space, 9 tennis courts, 12 netball courts, parklands and about 700 car parks. Construction on the precinct is expected to start after the Commonwealth Games, with the facility ready to open in late 2020.

(Source: Gold Coast Bulletin)

\$500 million proposal - M1 upgrade project

The Queensland labor Government is proposing major upgrades to the M1 within the Gold Coast and Brisbane. Labour's package includes \$25 million to upgrade the Oxenford interchange and \$16 million for a business case for future upgrades between Eight Mile Plains and the Logan Motorway.

Both the Federal Government and the Queensland Government have announced funding commitment for upgrades to the M1 between Mudgeeraba and Varsity Lakes. Primarily works including widening a 5.7km section of the motorway to 3 lanes in each direction between Robina and Varsity Lakes and 4 lanes northbound between Robina and Mudgeeraba.

Source: Gold Coast Bulletin

Source: Department of Transport and Main Roads

Pimpama Junction Shopping Village

Pimpama Junction Shopping Village will include a 2,700 sqm latest generation Woolworths, a medical precinct, specialty convenience stores, take-away food and restaurants specifically targeted to meet the needs of the local community. The retail center will be easily accessible via two entry ways and is supported by approximately 300 easy to reach car parks.

Coomera to Helensvale Rail Duplications

The first \$2 million of the \$163 million project to duplicate the Gold Coast Line from Coomera to Helensvale is now operating, providing increased future capacity on the Gold Coast Line, dependent on inner city capacity and rail corridor enhancement.

Source: queenslandrail.com.au

The Gold Coast Health and Knowledge Precinct

Located at Parkland in Southport, the 200-hectare Health and Knowledge Precinct was established to facilitate the creation of a world-renowned, knowledge-based, mixed use community with a particular focus on health knowledge. It includes the state-of-art Gold Coast University hospital and Griffith University with a new private hospital currently under construction.

Source: Queensland government, Department of State Development, Manufacturing, Infrastructure and Planning. <http://www.dsdmp.qld.gov.au/edq/gold-coast-health-and-knowledge-precinct.html>

Gold Coast Marine Precinct - Expansion Project

A \$530 million Gold Coast Marine Precinct Expansion Project is located on the Coomera River, approximately 15kms from Surfers Paradise with direct water access to Moreton Bay and Pacific Ocean, include an area of approximately 250 hectares (taking in consideration stages one and two).

Approximately 60 hectares of Stage One of the project has been developed with marine industry use. The project of the precinct will also include a Marine industry TAFE or similar center of excellence as well as creating around 4000 jobs during the construction phase and up to 5500 positions when operational (Australian innovation, 2 September 2013).

Light Rail - Stage 3

The \$600 million link is currently the topic of a feasibility study and civic leaders expected funding to be committed in next week's stage budget. It will feature seven stops as it travels along the Gold Coast Highway and is expected to open in 2021.

Source: Gold Coast Bulletin, June 11, 2017

Health

The Gold Coast University Hospital was completed in late 2013 at a cost of \$1.76 billion. It provides a floor space of 170,000sqm for clinical teaching and research facilities combined with specialized health services. It is made up of seven main buildings and the facility provides a final capacity of 750 beds.

Education

King's College (Pimpama Campus) opened in January 2015 and currently caters for children from childcare age to Year 3 and from 2016, an additional grade each year will be introduced. The first year of secondary school (Year 7) will be available in 2019.

Pimpama State Secondary College opened on 29 January 2013 catering for years 7 to 10. The College features large playing fields and open space for students to congregate, with outdoor study and teaching areas to promote active and engaged students.

Pimpama State Primary College is one of ten schools being delivered as part of the Queensland School public-private-partnership project. The construction of stage 2 will provide 18 new general learning areas as well as a multi-purpose hall, covered area and senior amenities.

Source: Plenarygroup, 2017

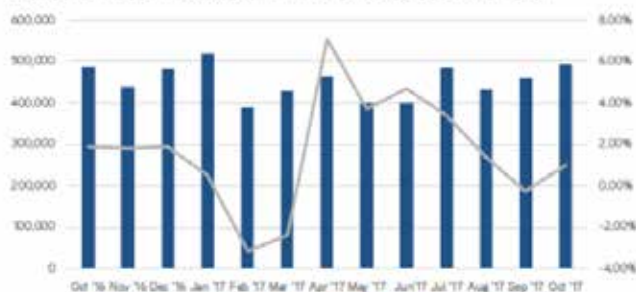
TOURISM INFRASTRUCTURE.

Gold Coast Airport

The Gold Coast Airport is located 25km south of Surfers Paradise and approximately 100km south of Brisbane and is located at the southern end of the Gold Coast.

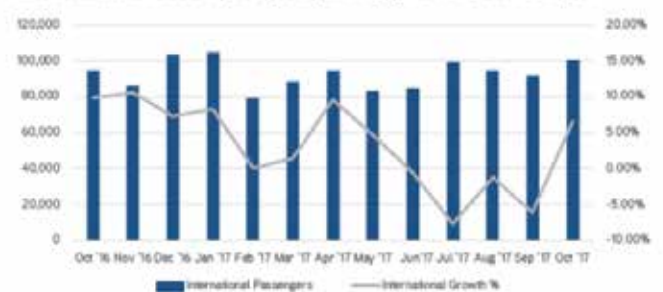
During 2016 – 2017, 5,352,000 domestic passengers passed through the airport and 1,105,000 international. Over the last 20 years, the average annual growth in domestic and regional passengers using the Gold Coast Airport was 5.2% for domestic and 32% for international passengers. Over the last 5 years this growth was 3.1% and 8.8% respectively.

Domestic Passengers going through Gold Coast Airport



Source - Gold Coast Airport 2018

International Passengers going through Gold Coast Airport



Source - Gold Coast Airport 2018

Movie World Attractions

Top golf has established a new licensing agreement with Village Roadshow Limited, which plans to open eight venues during the next eight years.

The Partnership marks Topgolf's first joint venture outside of the United States and the United Kingdom. The first Australian venue will open on the Gold Coast in 2018, adjoining Movie world at Oxenford.

Also, just completed at Movie World is the DC Rivals roller coaster and it is the only non-inverted loop in the southern hemisphere.

Source - Colliers Insight- Colliers International

Jupiters Resort

Jupiter's Resort will add a new \$ 500 million hotel and apartment tower with 700 rooms at the iconic site which will be approximately 200m high and feature a 4.5-star hotel.

In a development that would add to the \$345 million already spent refurbishing the resort's existing rooms and building a 17-level luxury suite hotel tower.

Source - Commercial News, 17th May 2016

Australian Legendary Kingdom Theme Park

A new theme park called "Australian Legendary Kingdom" is currently being planned for the Gold Coast. China's biggest theme park operator, Songcheng Performance Development, has made the proposal and vowed to funnel at least \$400 million into the project.

In a statement to the Shenzhen stock exchange. Songcheng outlined its vision for the Gold Coast park, which will be a mix of Chinese and Australian culture. Songcheng plans to open the park on a 40.46-hectare block in Nerang, about 10 km from the Gold Coast's CBD.

The entertainment park will boast a number of different precincts, including "Aboriginal Cultural Village" and "Mysterious orient". In the company's other theme parks, stage performances are a major draw for tourists, and a show called "Wild Australia" would be part of the new theme park.

The masterplan for the Gold Coast theme park is expected to be completed by the end of June 2018.

Source - news.com.au

POPULATION DEMOGRAPHICS.

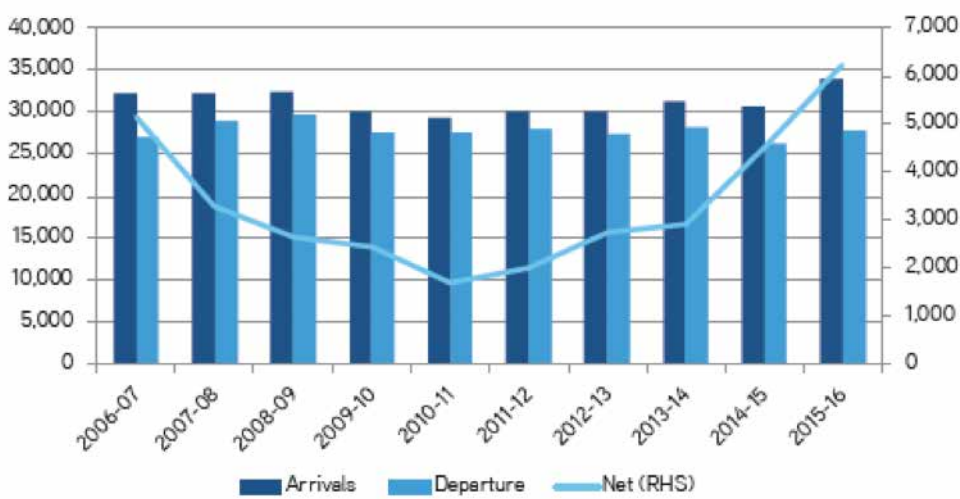
Regional internal migration is the movement of people from one region to another within Australia (both interstate and intrastate).

Net regional internal migration is the net gain or loss of population through this movement. The graph below shows regional net migration to the Gold Coast Local Government Area or the period of 2006-2007 to 2015-2016.

For the period of 2015-2016, net migration to the Ormeau – Oxenford region represented the largest contributor to net migration, representing 85%, or equivalently 5,299 of all net migration to the Gold Coast.

Source - ABS, 3412.0

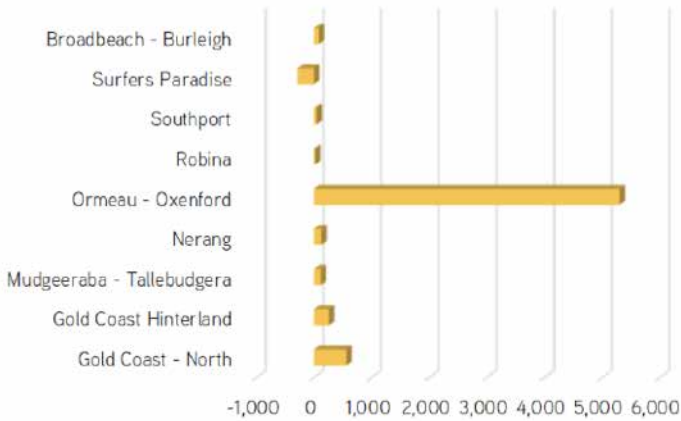
Regional Net Migration to the Gold Coast LGA



Source - ABS 3412.0

Net migration to the Ormeau – Oxenford region represented the largest contributor to net migration for the period 2015-2016, representing 85%, or equivalently 5,299 of all net migration to the Gold Coast.

Regional Net Migration to the Gold Coast by Region 2015-16



Source - ABS 3412.0

HOUSEHOLD DEMOGRAPHICS.

Household in Pimpama are primarily couples with children and over 50% of people are renting.

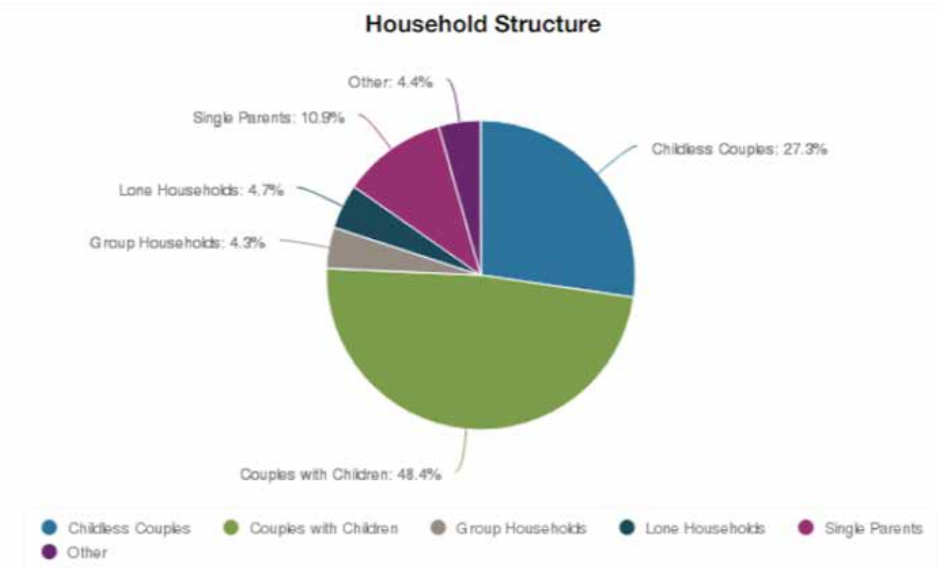
The salary per household of people who live in Pimpama are likely to be within a range of \$31,000 - \$130,000, but the range of \$78,000 - \$130,000 is quite high. They are likely to be repaying between \$2,400 - \$3,000 per month on mortgage repayments.

Source - Core Logic ABS

Household Structure

Type	Percent
Couples with Children	48.4
Childless Couples	27.3
Single Parents	10.9
Lone Households	4.7
Other	4.4
Group Households	4.3

Source - Core Logic, ABS



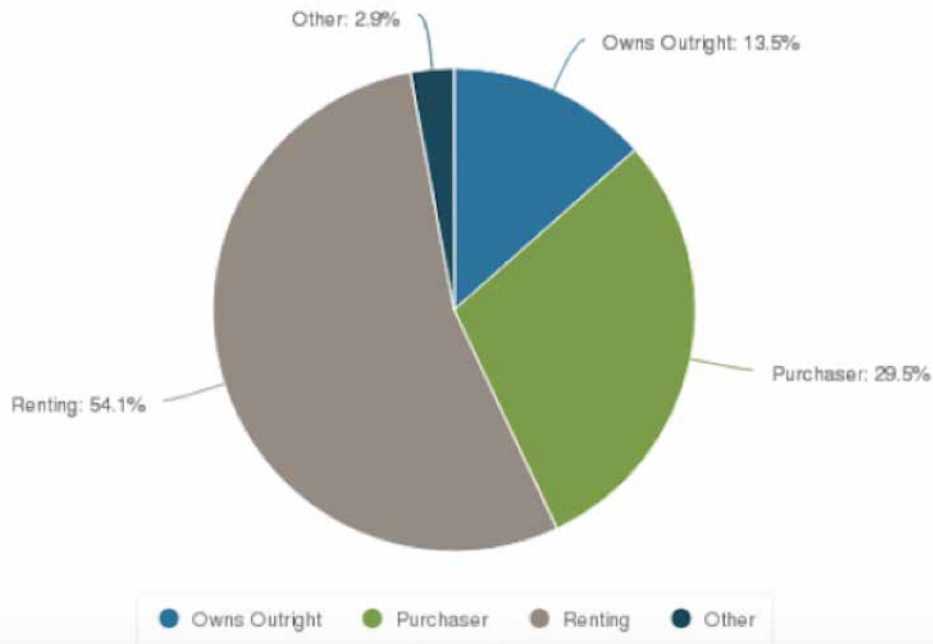
Source - Core Logic

Household Occupancy

Type	Percent
Renting	54.1
Purchaser	29.5
Owns Outright	13.5
Other	2.9

Source - Core Logic, ABS

Household Occupancy



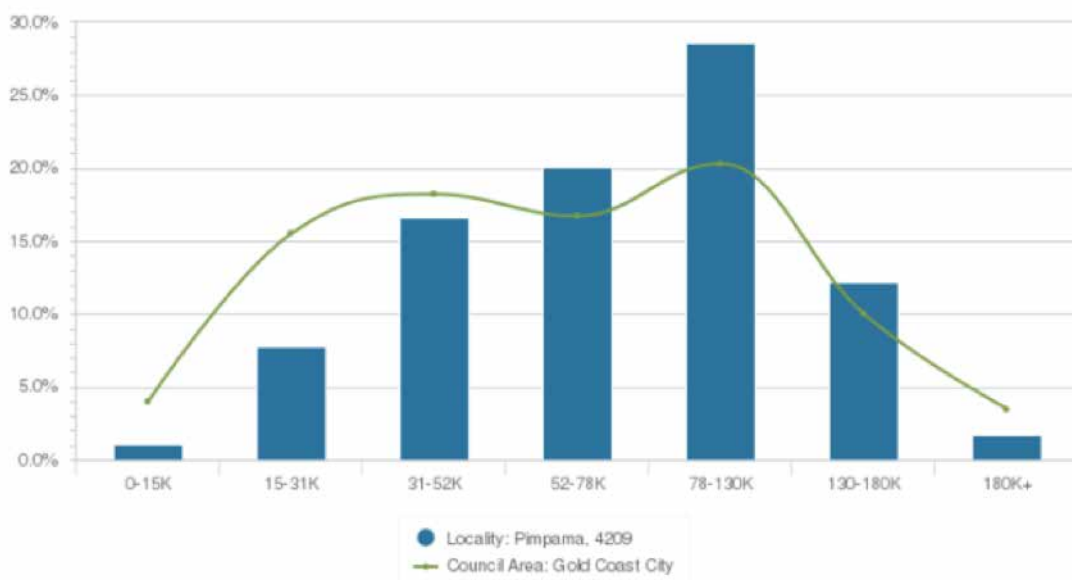
Source - Core Logic

Household Income

Income Range	Pimpama %	Gold Coast City %
0-15K	1.1	4.0
15-31K	7.8	15.5
31-52K	16.6	18.2
52-78K	20.1	16.7
78-130K	28.6	20.3
130-180K	12.2	10.0
180K+	1.7	3.5

Source - Core Logic, ABS

Household Income



Source - Core Logic

RESIDENTIAL MARKET ANALYSIS.

Gold Coast's median house price rose a staggering 7.9% in the 12 months to March to a record \$615,000. The only capital city in front of the Gold Coast was Melbourne with an 8.3% increase. Core Logic research analyst Cameron Kusher said the Gold Coast was experiencing more rapid growth than Brisbane.

Median house price, change in median over the past 12 months

Gold Coast	\$615,000	7.9%
Brisbane	\$517,500	3.5%
Sydney	\$929,000	4.1%
Melbourne	\$650,000	8.3%
Adelaide	\$442,000	4%
Perth	\$519,500	-0.1%

Australia's housing hotspots - HIA report

Australia's fastest growing housing markets have been revealed in the HIA's 'Population & Residential Building Hotspots 2017' report with Pimpama in South-East Queensland is Australia's top 'housing hotspot', according to a new report from HIA, with Cobbitty-Leppington in Sydney's South West coming in second.

Pimpama in Queensland, which is 30km north of the Gold Coast, was Australia's top 'housing hotspot', in the 2015/16 year. Cobbitty-Leppington in Sydney's south west came second, with the NT's Palmerston-south in third place. The HIA identifies a 'Hotspot' as an area in which the population grew by more than the 1.4% nation average, and if at least \$150 million worth of residential building was approved during the year.

National Top 20 Building and Population Hotspots*

*SAs with in excess of \$150 million in residential building work approved in 2015/16 and with an annual population growth rate in excess of the national rate of 1.4%

	Statistical Area	State / Territory	Residential Building Approved, 2015/16 (\$'000)	Annual Population Growth Rate (%)
1	Pimpama	QLD	340,201	35.1
2	Cobbitty - Leppington	NSW	506,471	27.6
3	Palmerston - South	NT	231,866	26.4
4	Riverstone - Marsden Park	NSW	598,702	23.6
5	Forrestdale - Harrisdale - Piara Waters	WA	155,426	17.9
6	Docklands	VIC	414,363	13.2
7	Homebush Bay - Silverwater	NSW	365,037	11.5
8	Ellenbrook	WA	205,439	9.2
9	Southbank	VIC	1,063,353	8.2
10	Waterloo - Beaconsfield	NSW	788,997	7.9
11	North Lakes - Mango Hill	QLD	164,811	7.8
12	Elderslie - Harrington Park	NSW	191,807	7.1
13	Lyons (NT)	NT	188,415	7.0
14	Rouse Hill - Beaumont Hills	NSW	465,393	6.8
15	Newstead - Bowen Hills	QLD	433,380	6.4
16	Arncliffe - Bardwell Valley	NSW	200,230	6.3
17	South Yarra - East	VIC	185,706	6.3
18	Botany	NSW	264,690	6.0
19	Melbourne	VIC	627,408	5.9
20	Ingleburn - Denham Court	NSW	159,168	4.4

Data from Core Logic shows the median sale price of houses in Pimpama is \$495,000.

Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$401,000	\$412,250	\$425,500	\$444,980	\$477,000
February	\$407,000	\$408,000	\$434,000	\$442,740	\$485,000
March	\$423,500	\$402,000	\$435,500	\$440,000	\$489,890
April	\$415,000	\$400,000	\$440,500	\$440,000	\$489,990
May	\$415,000	\$403,000	\$445,000	\$442,900	\$493,115
June	\$402,000	\$405,000	\$445,000	\$445,880	\$494,201
July	\$420,000	\$406,000	\$447,000	\$449,690	\$495,000
August	\$415,000	\$406,000	\$446,440	\$451,150	\$495,000
September	\$413,000	\$421,025	\$445,000	\$463,900	\$495,000
October	\$414,000	\$410,750	\$445,470	\$465,900	\$495,000
November	\$411,500	\$425,250	\$445,030	\$475,719	\$495,000
December	\$413,000	\$425,000	\$445,000	\$477,000	n/a

Statistics are calculated over a rolling 12 month period

Source - Core Logic

Median Sales Price



Statistics are calculated over a rolling 12 month period

Source - Core Logic

Thursday, 25 January 2018

RENTAL APPRAISAL

38 Gawthorn Road, Pimpama Q 4209

We would like to thank you for the opportunity to offer a rental appraisal for the above-mentioned property.

In our opinion, based on the current market trends, each townhouse could achieve:

3  2  2 	Recommended Rent: \$385 - \$410 per week
---	--

*Although Coronis takes every care when arriving at this figure it is only our opinion and not a guaranteed rental value.

This figure could vary in accordance with the market and in a strong rental market it is possible that we could achieve an even higher rental price.

If you have any questions, or would like to know more about Coronis Advantage – our exclusive club offering Coronis Landlords a variety of benefits and offers, please don't hesitate to contact me.

Kind Regards,



Vicki Wharton | Senior Property Manager – Coomera Branch
0402 681 608 | 07 5658 0088
coomera.pm1@coronis.com.au

Just for being a Coronis Landlord, you'll receive special offers, competitive benefits & amazing giveaways.

Find out more at:

www.coronisadvantage.com.au 

Coronis 
ADVANTAGE

Thursday, 25 January 2018



RENTAL APPRAISAL

38 Gawthorn Road, Pimpama Q 4209

We would like to thank you for the opportunity to offer a rental appraisal for the above-mentioned property.

In our opinion, based on the current market trends, each townhouse could achieve:

4  2  2 	Recommended Rent: \$410 - \$440 per week
---	--

*Although Coronis takes every care when arriving at this figure it is only our opinion and not a guaranteed rental value.

This figure could vary in accordance with the market and in a strong rental market it is possible that we could achieve an even higher rental price.

If you have any questions, or would like to know more about Coronis Advantage – our exclusive club offering Coronis Landlords a variety of benefits and offers, please don't hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, appearing to read "Vicki Wharton".

Vicki Wharton | Senior Property Manager – Coomera Branch
0402 681 608 | 07 5658 0088
coomera.pm1@coronis.com.au

Just for being a Coronis Landlord, you'll receive special offers,
competitive benefits & amazing giveaways.

Find out more at:

www.coronisadvantage.com.au



3  2.5  2 

Rental Estimate

38 Gawthorn Drive, PIMPAMA

Thank you for the opportunity to appraise the above properties for the purpose of ascertaining the likely rent achievable in the current market.

We believe these properties could achieve a rental price between \$410.00-430.00 per week.

When assessing the rental amount of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that your property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible.

Our team would be delighted to manage your investment with your individual needs in mind, if I can answer any further questions, please contact me on 0404 559 208 or k.caldwell@rwsp.net.

Yours faithfully,

Katrina Caldwell
New Business Manager

M 0404 559 208

E k.caldwell@rwsp.net

DISCLAIMER –

For the purpose of this disclaimer "The Company" is The Ray White Surfers Paradise Group or any other division or wholly owned subsidiary of Orchid Avenue Realty Pty Ltd. This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company.

4  2.5  2 

Rental Estimate

38 Gawthorn Dr, PIMPAMA

Thank you for the opportunity to appraise the above properties for the purpose of ascertaining the likely rent achievable in the current market.

We believe these properties could achieve a rental price between \$430.00-460.00 per week.

When assessing the rental amount of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that your property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible.

Our team would be delighted to manage your investment with your individual needs in mind, if I can answer any further questions, please contact me on 0404 559 208 or k.caldwell@rwsp.net.

Yours faithfully,

Katrina Caldwell
New Business Manager

M 0404 559 208

E k.caldwell@rwsp.net

DISCLAIMER –

For the purpose of this disclaimer "The Company" is The Ray White Surfers Paradise Group or any other division or wholly owned subsidiary of Orchid Avenue Realty Pty Ltd. This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company.

Ray White Property Management Centre



HBA REALTY

MOVE TODAY WITH HBA

22nd January 2018

To whom it may concern,

Re: GAWTHERN RD, PIMPAMA

Based on current market rentals of similar properties, it is our opinion that a house with 3 bedrooms, 2 bathrooms and fully fenced yard would rent for approximately \$380 to \$410 per week, depending if they have a double lock up or single + carport on a permanent basis for a period of not less than six months, in today's market.

A 4-bedroom, 2 bathroom and fully fenced with double lock up garage would rent for \$400 to \$430 per week, but will depend on how many properties are available.

As I have been working in the industry for over 15 years, I have seen the increase and know how the Northern End of the Gold Coast has become a place where people would like to live.

We would be more than happy to provide details of our Property Management Services and arrange for a tenant to be sourced.

We are only a small company and I take calls on my mobile from 7.00 am to 8 pm, 7 days a week and I will show clients through the property when it suits the clients. I have found by doing this we don't miss out of good clients that work and find it hard to make it to set inspection times.

Should you have any queries please do not hesitate to contact me directly.

Yours faithfully,

Leonie Buchanan

Property Manager

P: 0756685760

M: 0433330328

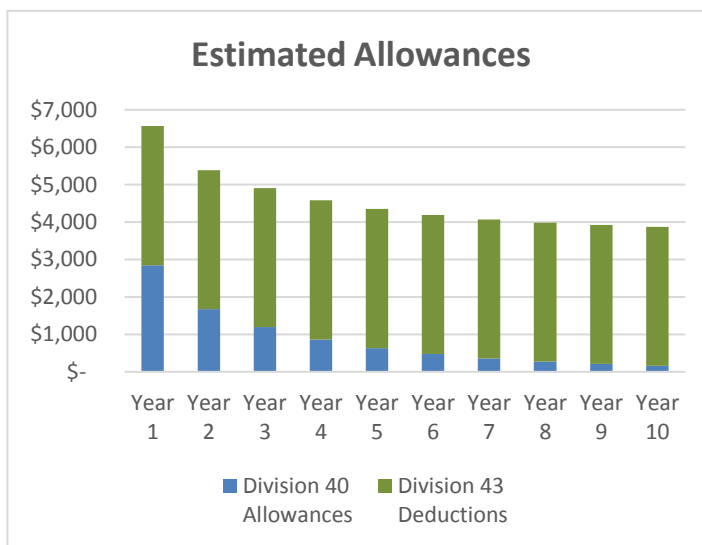
E: rentals@hbarealty.com.au

TAXATION DEPRECIATION ESTIMATE

38 Gawthorn Drive Pimpama Type D7 3 Bed Townhouse

Indication of capital allowances deductions:

Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
Year 1	\$ 3,518	\$ 1,645	\$ 5,163
Year 2	\$ 1,646	\$ 6,599	\$ 8,245
Year 3	\$ 1,101	\$ 6,599	\$ 7,700
Year 4	\$ 746	\$ 6,599	\$ 7,345
Year 5	\$ 512	\$ 6,599	\$ 7,111
Year 6	\$ 357	\$ 6,599	\$ 6,956
Year 7	\$ 253	\$ 6,599	\$ 6,852
Year 8	\$ 182	\$ 6,599	\$ 6,781
Year 9	\$ 132	\$ 6,599	\$ 6,731
Year 10	\$ 98	\$ 6,599	\$ 6,697
Year 11+	\$ 325	\$ 202,938	\$ 203,263
TOTAL	\$ 8,870	\$ 263,974	\$ 272,844



Basis of estimated allowances:

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to the purchaser. This report is for marketing purposes only.
- The allowances provided are based on our interpretation of Divisions 40 and 43 of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings. This report is for marketing purposes only and Allowances are subject to change.
- These figures are to be used for marketing purposes only and cannot be used for tax return purposes. The costs for Division 40, Depreciating Assets and Division 43, Capital Works are subject to change as the building is still under construction.**
- GMP Management have used the total project cost to assess the values of depreciating assets and Capital Works (Building Works). It represents the 'Opening Adjustable Value' used for calculating Capital Allowance deductions for the subject property.
- Benchtops, cupboards, vanity units, balustrades, windows, doors and tiling are included in the Total Project Cost.
- 'Low value pooling' of depreciating assets less than \$1,000 each have been excluded in the calculation of the estimated Capital Allowance deductions.
- GST is excluded from the above Capital Allowance deductions.
- GMP Management does not accept any liability which may result from any other person

GOLD COAST

Suite 30703, Level 7
Southport Central Tower 3
9 Lawson St, Southport Q 4215
P: 07 5532 6712
F: 07 5532 6876

BRISBANE

Level 3 / 102 Adelaide St
Brisbane Q 4000
P: 07 3221 2211

DARWIN

Level 1 / 48-50 Smith St
Darwin NT 0800
P: 08 8943 0622
F: 08 8941 0848
BSA Licence 113 1534

ALL CORRESPONDENCE

PO Box 10848
Southport BC Q 4215
mail@gmpman.net.au
www.gmpmanagement.com.au
ABN: 56 010 928 579



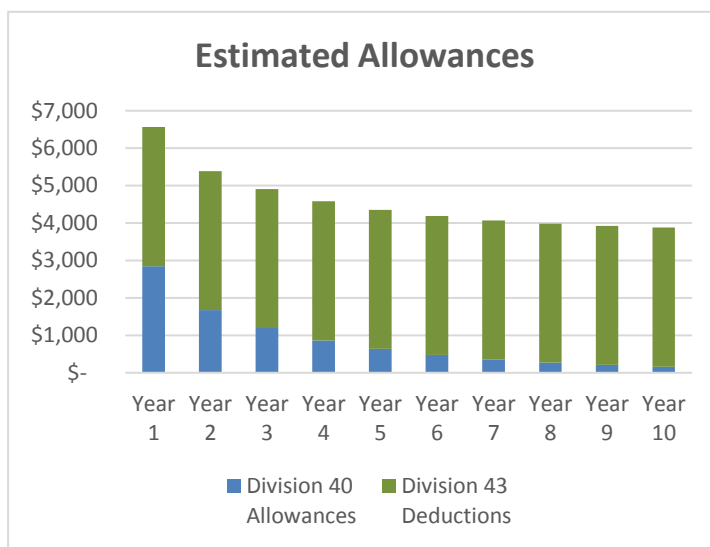
• Project Managers • Development Consultants
• Cost Managers • Quantity Surveyors

TAXATION DEPRECIATION ESTIMATE

38 Gawthorn Drive Pimpama
Type D8 4 Bed Townhouse

Indication of capital allowances deductions:

Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
Year 1	\$ 3,900	\$ 1,664	\$ 5,564
Year 2	\$ 1,673	\$ 6,674	\$ 8,347
Year 3	\$ 1,122	\$ 6,674	\$ 7,796
Year 4	\$ 763	\$ 6,674	\$ 7,437
Year 5	\$ 526	\$ 6,674	\$ 7,200
Year 6	\$ 368	\$ 6,674	\$ 7,042
Year 7	\$ 262	\$ 6,674	\$ 6,936
Year 8	\$ 189	\$ 6,674	\$ 6,863
Year 9	\$ 138	\$ 6,674	\$ 6,812
Year 10	\$ 102	\$ 6,674	\$ 6,776
Year 11+	\$ 342	\$ 205,227	\$ 205,569
TOTAL	\$ 9,385	\$ 266,957	\$ 276,342



Basis of estimated allowances:

1. The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to the purchaser. This report is for marketing purposes only.
2. The allowances provided are based on our interpretation of Divisions 40 and 43 of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings. This report is for marketing purposes only and Allowances are subject to change.
3. **These figures are to be used for marketing purposes only and cannot be used for tax return purposes. The costs for Division 40, Depreciating Assets and Division 43, Capital Works are subject to change as the building is still under construction.**
4. GMP Management have used the total project cost to assess the values of depreciating assets and Capital Works (Building Works). It represents the 'Opening Adjustable Value' used for calculating Capital Allowance deductions for the subject property.
5. Benchtops, cupboards, vanity units, balustrades, windows, doors and tiling are included in the Total Project Cost.
6. 'Low value pooling' of depreciating assets less than \$1,000 each have been excluded in the calculation of the estimated Capital Allowance deductions.
7. GST is excluded from the above Capital Allowance deductions.
8. GMP Management does not accept any liability which may result from any other person

GOLD COAST

Suite 30703, Level 7
Southport Central Tower 3
9 Lawson St, Southport Q 4215
P: 07 5532 6712
F: 07 5532 6876

BRISBANE

Level 3 / 102 Adelaide St
Brisbane Q 4000
P: 07 3221 2211

DARWIN

Level 1 / 48-50 Smith St
Darwin NT 0800
P: 08 8943 0622
F: 08 8941 0848
BSA Licence 113 1534

ALL CORRESPONDENCE

PO Box 10848
Southport BC Q 4215
mail@gmpman.net.au
www.gmpmanagement.com.au
ABN: 56 010 928 579

38 Gawthorn Drive, Pimpama QLD 4209

Total Number of Lots	104
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 10.02
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 2.61
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 3.23

Hard Copy Print Date: 12/04/2018 File: 20180212 38 Gawthorn Dve - BC Budget Levies Ver 5 Tab: FINAL ENGAGMENTS STAGE 5 Page 1 of 3

38 Gawthorn Drive, Pimpama QLD 4209

Total Number of Lots	104
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 10.02
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 2.61
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 3.23

Lot Number	Stage	Interest Lot Entitlements	* Annual Replacement Insurance Levy	Contribution Lot Entitlements	Body Corporate Management (Including PP&S)	Caretaker Agreement	* Administrative Fund	* Sinking Fund	Total Annual Contribution by CSLE	Total Annual Contribution by ISLE	*** Total Annual Contribution Incl. Insurance	Total Weekly Contribution
45	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
46	3	90	\$290.34	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$290.34	\$2,335.16	\$44.91
47	2	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
48	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
49	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
50	2	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
51	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
52	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
53	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
54	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
55	2	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
56	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
57	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
58	2	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
59	1	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
60	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
61	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
62	1	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
63	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
64	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
65	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
66	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
67	1	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
68	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
69	1	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
70	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
71	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
72	1	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
73	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
74	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
75	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
76	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
77	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
78	1	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
79	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
80	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
81	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
82	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
83	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
84	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
85	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
86	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
87	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
88	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60

Body Corporate for "38 Gawthorn Drive"

38 Gawthorn Drive, Pimpama QLD 4209

Schedule of Proposed Contributions - STAGE 5

Total Number of Lots	104
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 10.02
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 2.61
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 3.23

Lot Number	Stage	Interest Lot Entitlements	*				*		*		***	
			Annual Replacement Insurance Levy	Contribution Lot Entitlements	Body Corporate Management (Including PP&S)	Caretaker Agreement	Administrative Fund	Sinking Fund	Total Annual Contribution by CSLE	Total Annual Contribution by ISLE	Total Annual Contribution Incl. Insurance	Total Weekly Contribution
89	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
90	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
91	2	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
92	2	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
93	5	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
94	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
95	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
96	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
97	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
98	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
99	5	97	\$312.92	161	\$244.91	\$1,078.94	\$1,612.61	\$419.59	\$2,032.20	\$312.92	\$2,345.12	\$45.10
100	5	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
101	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
102	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
103	5	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
104	5	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
104		9906	\$31,957.00	13967	\$21,246.24	\$93,600.00	\$139,896.24	\$36,400.00	\$176,296.24	\$31,957.00	\$208,253.24	\$4,004.87
MAX		97		162							\$2,357.74	\$45.34
MIN		90		126							\$1,880.76	\$36.17
MEAN		95		134							\$2,002.44	\$38.51

Please note that these figures above are inclusive of GST



The Gawthorn Terraces

Discover and celebrate your new life at The Gawthorn Terraces. Everything you need in life is close by and also allows you to strike a balance between an urban lifestyle while still having a parkland outlook, both within the estate and nearby.



COAST FUTURE DEVELOPMENT PTY LTD