

“The Gawthern Terraces” Townhouses – Stage 2 Allocation
38 Gawthern Drive, Pimpama, QLD 4209

Outgoings & Yield Table

T/House No & Level & Type	Purchase Price	Council Rates	Body Corp	Property Management Fee	6% Rental Gross	Estimated Total of Outgoings Per Annum	Nett Yield After Outgoings (Estimation)	Nett Rental
T/House No 48 3 x Bedrooms	\$398,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$23,880 P/A \$459 P/W	\$1400 Council \$1924 Body Corp \$1576 Property Management	4.77%	\$18,980 P/A \$365 P/W
T/House No 56 3 x Bedrooms	\$409,900	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$24,594 P/A \$473 P/W	\$1400 Council \$1924 Body Corp \$1623 Property Management	4.79%	\$19,647 P/A \$378 P/W
T/House No 57 3 x Bedrooms	\$409,900	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$24,594 P/A \$473 P/W	\$1400 Council \$1924 Body Corp \$1623 Property Management	4.79%	\$19,647 P/A \$378 P/W
T/House No 79 3 x Bedrooms	\$427,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$25,620 P/A \$493 P/W	\$1400 Council \$1924 Body Corp \$1691 Property Management	4.83%	\$20,605 P/A \$396 P/W

PLEASE BE ADVISED THAT THESE ARE APPROXIMATIONS ONLY

T/House No & Level & Type	Purchase Price	Council Rates	Body Corp	Property Management Fee	6% Rental Gross	Estimated Total of Outgoings Per Annum	Nett Yield After Outgoings (Estimation)	Nett Rental
T/House No 80 3 x Bedrooms	\$414,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$24,840 P/A \$478 P/W	\$1400 Council \$1924 Body Corp \$1639 Property Management	4.80%	\$19,877 P/A \$382 P/W
T/House No 81 3 x Bedrooms	\$414,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$24,840 P/A \$478 P/W	\$1400 Council \$1924 Body Corp \$1639 Property Management	4.80%	\$19,877 P/A \$382 P/W
T/House No 82 3 x Bedrooms	\$429,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$37 p/w	6% + GST	\$25,740 P/A \$495 P/W	\$1400 Council \$1924 Body Corp \$1699 Property Management	4.83%	\$20,717 P/A \$398 P/W
T/House No 91 4 x Bedrooms	\$425,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$46 p/w	6% + GST	\$25,500 P/A \$490 P/W	\$1400 Council \$2392 Body Corp \$1683 Property Management	4.71%	\$20,025 P/A \$385 P/W
T/House No 92 4 x Bedrooms	\$425,000	\$1400 P/A (Estimation) (Water paid by Tenant via individual meter)	\$46 p/w	6% + GST	\$25,500 P/A \$490 P/W	\$1400 Council \$2392 Body Corp \$1683 Property Management	4.71%	\$20,025 P/A \$385 P/W

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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
1	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
2	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
3	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
4	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
5	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
6	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
7	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
8	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
9	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
10	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
11	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
12	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
13	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
14	3	90	\$290.34	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$290.34	\$1,880.76	\$36.17
15	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
16	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
17	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
18	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
19	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
20	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
21	4	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
22	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
23	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
24	4	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
25	4	97	\$312.92	162	\$246.43	\$1,085.64	\$1,622.62	\$422.20	\$2,044.82	\$312.92	\$2,357.74	\$45.34
26	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
27	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
28	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$36.60
29	4	97	\$312.92	126	\$191.67	\$844.39	\$1,262.04	\$328.37	\$1,590.41	\$312.92	\$1,903.34	\$3

38 Gawthorn Drive, Pimpama QLD 4209

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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