

# Profit as Perth ReZones

New Properties at Wholesale Prices

Create Instant Equity

Property Development Profit

Tax Free Government Cash

Bottom of the Property Cycle

## SMART PROJECT

Warwick W.A. - Villas - Project No. 2



### Two Opportunities for Profit

#### Buy and Develop (Go it Alone)

- Full turn Key Service
- Feasibility and Profit Calculation
- Finance
- Council Development Approval (DA)
- Construction Management & Reporting
- Pre and Post Sales
- Property Management Advice

#### Or Invest with Others

- Location & Suburb Research
- Feasibility & Profit Calculation
- Plans & Specifications
- Construction Progress Reports
- Profit Distribution

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### Why Warwick?

**Bottom of the Property Cycle - Building Costs at Rock Bottom**

Current lack of choice of Dwelling Types

Houses 93% - Duplex/Villa/Townhouse 7% - Apartments 0%

Unsatisfied demand for Units/Villas/Apartments

- Downsizers - Residents 55 years plus - 18%
- Couples without Children - 32%
- Singles - 11%
- Single Parents - 7%
- Rentals - 15%

Warwick Grove Regional Shopping Centre - 103 Stores

Warwick Train Station

Perth City 14kms

Train to Perth - 14 minutes

Train to Joondalup - 12 minutes

Indian Ocean - 8 minutes

Recently ReZoned for Medium Density - 2016

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### Location

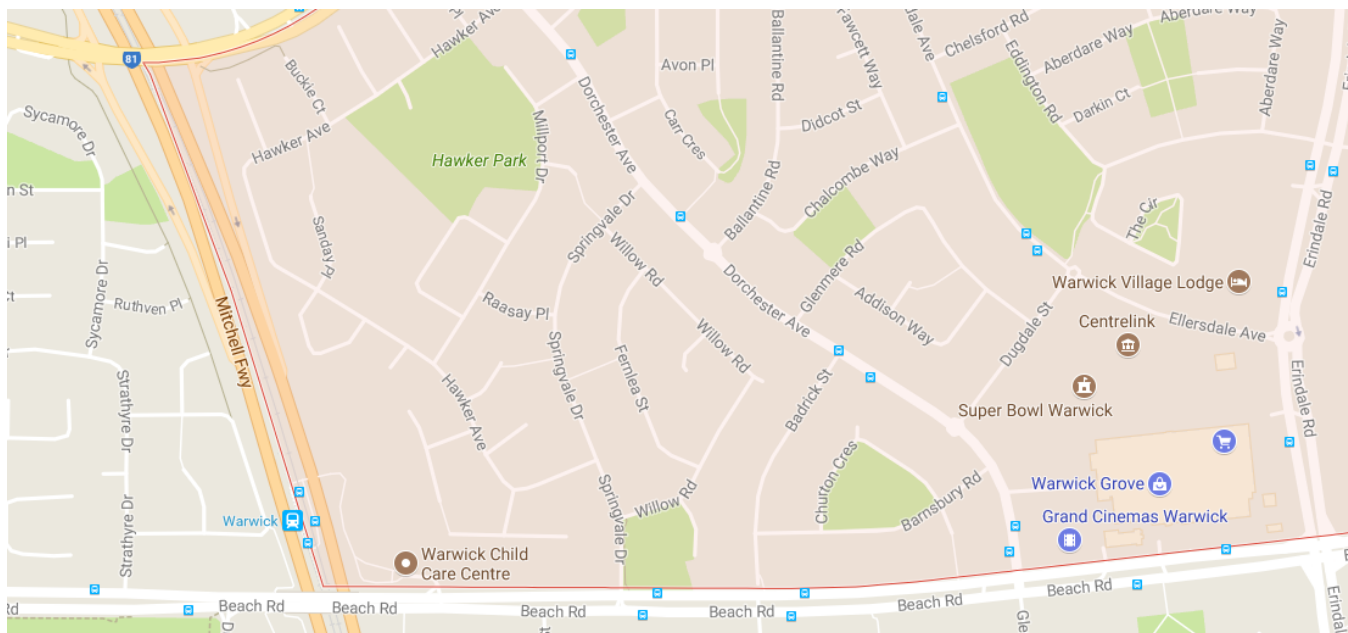
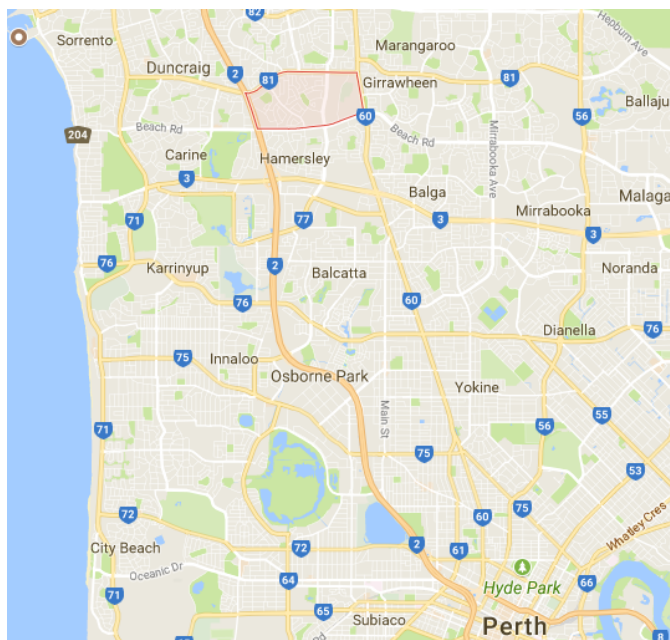
Warwick W.A. (Address to be Advised)

Close to Warwick Grove Shopping Centre

Close to Warwick Train Station

Train to Perth - 14 mins

Train to Joondalup - 12 mins



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### Suburb Profile

The size of Warwick is approximately 4 square kilometres.

It has 7 parks covering nearly 5% of total area.

The population of Warwick in 2006 was 3,795 people.

By 2011 the population was 3,809 showing a population growth of 0.4% in the area during that time.

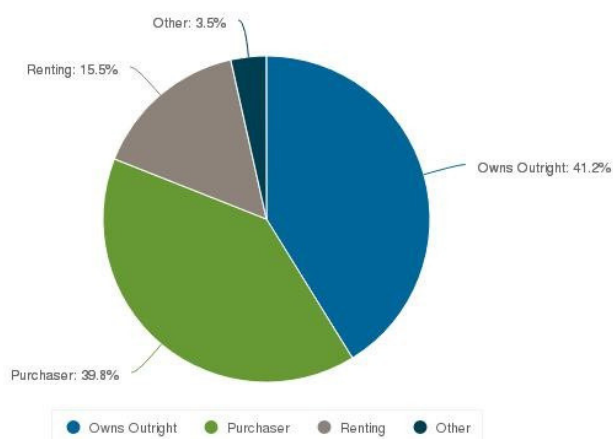
The predominant age group in Warwick is 0-14 years.

Households in Warwick are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments.

In general, people in Warwick work in a professional occupation.

In 2006, 81.8% of the homes in Warwick were owner-occupied compared with 81% in 2011.

Currently the median sales price of houses in the area is \$567,500.





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### Project Profile

Boutique Single Level Triplex Project

Three 3 Bed 2 Bath 2 Car Villas

High Quality Finishes

**Construction Commencement Date TBA**

**Construction Time 6 Months (est)**



### Project Management

#### Builders Broker

- 20 Years Experience
- \$100m Residential Construction Projects
- Site Due Diligence before Purchase
- Financial Analysis and Feasibility
- Project Design and Development Approval
- Builder Tender Process
- Builder Selection

#### Builder

- Boutique Italian Builder
- Family Company
- Established 1975
- 40 approx Projects p.a.
- 30+ years Contractor History

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For Smart Investors



### Own this Project

Build & Hold		6 Month Construction Period	
Total Cost (Excl Interest)	Interest (60% Loan)	Total Cost (Incl Interest)	
\$1,215,140	\$13,390	\$1,228,530	
End Value (As Appraised)	Deposit Required (40% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash/Equity)
\$1,470,000	\$499,446	\$241,470	48%
\$1,560,000	\$499,446	\$331,470	66%

Build & Hold		After Construction Completed	
End Value (As Appraised)	New Loan (80% LVR)	Payout Construction Loan	Deposit Recovered
\$1,470,000	\$1,176,000	\$742,474	\$433,526
\$1,560,000	\$1,248,000	\$742,474	\$505,526
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,470,000	\$61,740	4.20%	5.03%
\$1,560,000	\$65,520	4.20%	5.33%

Build & Sell		6 Month Construction Period		
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (40% + Interest)	Investment Return (on Cash)
\$1,470,000	\$1,284,039	\$185,961	\$499,446	37%
\$1,560,000	\$1,294,201	\$265,799	\$499,446	53%

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### Invest in this Project

Minimum \$50,000			
Build & Hold		6 Month Construction Period	
Total Cost (Excl Interest)	Interest (30% Loan)	Total Cost (Incl Interest)	
\$1,215,140	\$5,012	\$1,220,152	
End Value (As Appraised)	Cash Required (70% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash)
\$1,470,000	\$855,610	\$249,848	29%
\$1,560,000	\$855,610	\$339,848	40%
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,470,000	\$61,740	4.20%	5.06%
\$1,560,000	\$65,520	4.20%	5.37%

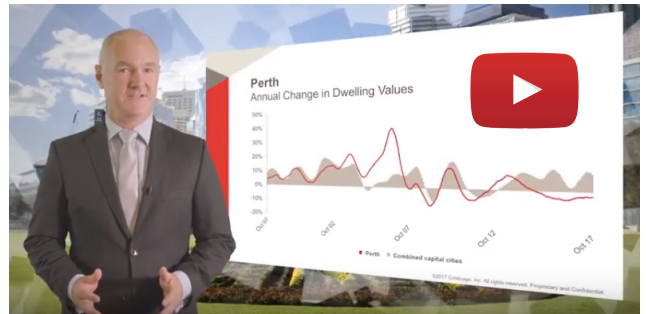
Minimum \$50,000				
Build & Sell			6 Month Construction Period	
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (70% + Interest)	Investment Return (on Cash)
\$1,470,000	\$1,275,662	\$194,338	\$855,610	23%
\$1,560,000	\$1,285,823	\$274,177	\$855,610	32%

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## SMART SERVICES

More Information



### For more Information

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