

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 - Own or Invest

SMART PROPERTY ZONE
WWW.SMARTPROPERTY.ZONE



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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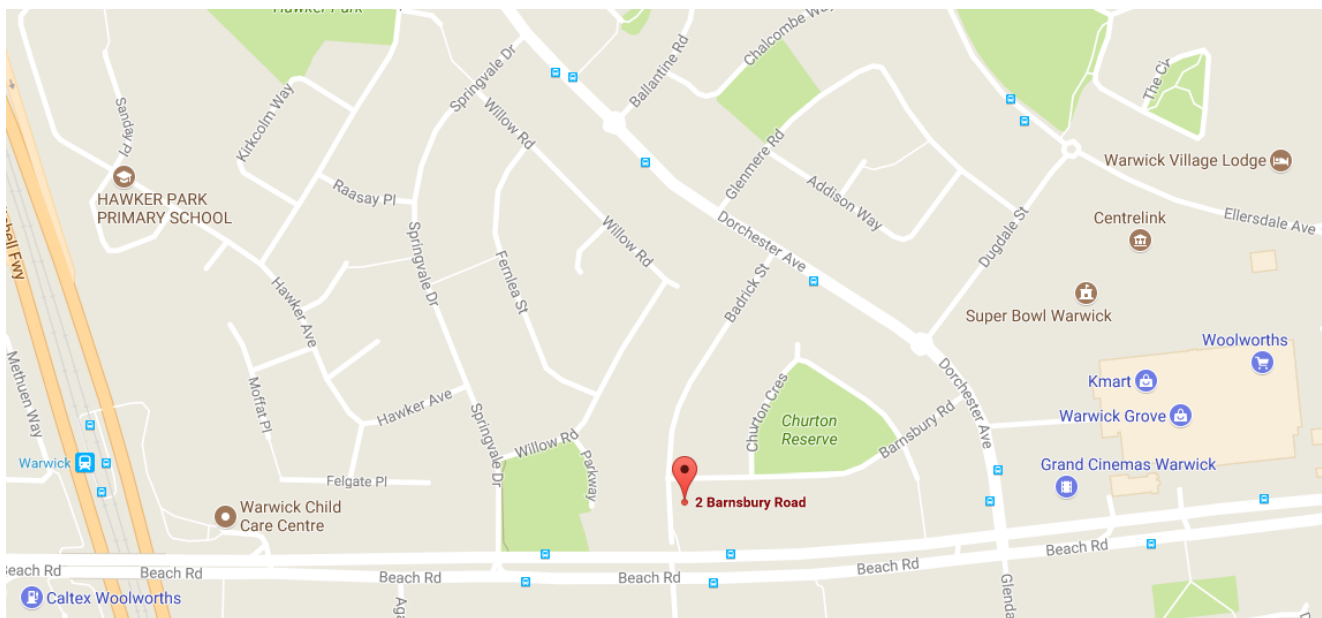
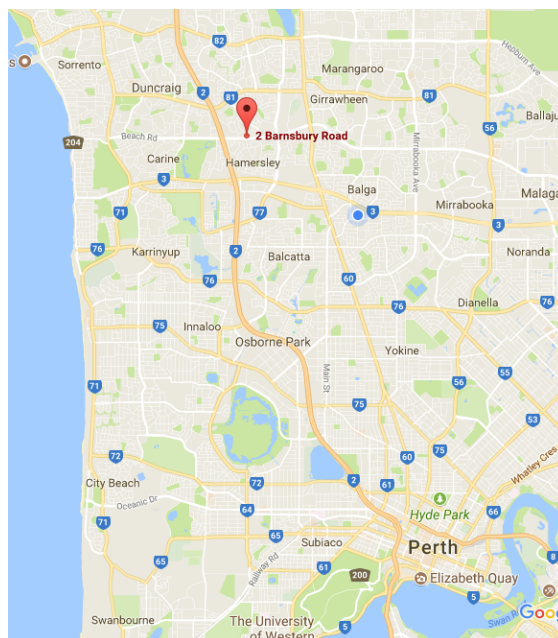


Location

2 Barnsbury Road Warwick W.A.

400 metres to Warwick Grove Shopping Centre

600 metres to Warwick Train Station



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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.

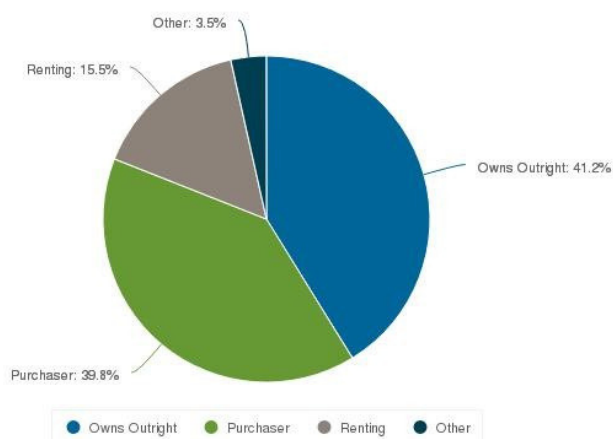
The predominant age group in Warwick is 0-14 years.

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 Commenced August 2017

Completion Expected December 2017



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		12 Month Construction Period	
Total Cost (Excl Interest)	Interest (100% Loan)	Total Cost (Incl Interest)	
\$1,306,922	\$41,056	\$1,347,978	
End Value (As Appraised)	Cash Required (40% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash)
\$1,560,000	\$563,824	\$212,022	38%
\$1,650,000	\$563,824	\$302,022	54%

Build & Hold		After Construction Completed	
End Value (As Appraised)	Cash Required (20% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash)
\$1,560,000	\$302,440	\$212,022	70%
\$1,650,000	\$302,440	\$302,022	100%
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,560,000	\$68,640	4.40%	5.09%
\$1,650,000	\$72,600	4.40%	5.39%

Build & Sell		12 Month Construction Period		
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (40% + Interest)	Investment Return (on Cash)
\$1,560,000	\$1,409,985	\$150,015	\$563,824	27%
\$1,650,000	\$1,420,417	\$229,583	\$563,824	41%

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Invest in this Project

Minimum \$50,000			
Build & Hold		12 Month Construction Period	
Total Cost (Excl Interest)	Interest (40% Loan)	Total Cost (Incl Interest)	
\$1,306,922	\$6,535	\$1,313,457	
End Value (As Appraised)	Cash Required (60% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash)
\$1,560,000	\$790,688	\$246,543	31%
\$1,650,000	\$790,688	\$336,543	43%
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,560,000	\$68,640	4.40%	5.2%
\$1,650,000	\$72,600	4.40%	5.53%

Minimum \$50,000				
Build & Sell			12 Month Construction Period	
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (60% + Interest)	Investment Return (on Cash)
\$1,560,000	\$1,375,464	\$184,536	\$790,688	23%
\$1,650,000	\$1,385,896	\$264,104	\$790,688	33%

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SMART SERVICES

More Information



For more Information

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