

**1 & 2 BEDROOM APARTMENTS
 ADELAIDE STUDENT ACCOMODATION
 Prices From \$200,000**



Location Features

- Centre of Adelaide university campuses
- Major student accommodation shortage in Adelaide
- International students doubled to 23,300 in last 5 years
- Only 1,930 beds available in CBD with demand at about 5,000

Property Features

- 300 apartments over 15 floors
- 1 & 2 bedroom apartments available
- Pooled income – minimises vacancy risk
- Rental guarantee of 5% net until end 2010
- Prices from \$200K
- Expert on site student management company
- UniLodge occupancy rates Australia wide virtually 100%
- Prices expected to rise with rent increases due to demand
- Ideal for self managed super funds

Estimated Financials

Price	\$208k
Gross Yield	8%
Gross Income	\$16k
Rental Expenses	\$5k
1 ST Year Tax Deductions (70% LVR & 100% LVR)	\$21k & 25k
Holding Costs at 5.75% interest & \$110k combined income (2X \$55k)	
<ul style="list-style-type: none"> • 70% LVR – cash flow positive! • 100% LVR – cash flow positive! 	+\$82 per week +\$46per week

All potential investors are advised to consult with independent financial, tax and legal advisers to asses the suitability of this investment for their individual circumstances before making a decision to proceed with an investment in this project.