

4 BEDROOM HOUSE & LAND
CHINCHILLA, DALBY SHIRE, QLD – Construction 5-6 months
Prices From \$350k



Location Features

- Excellent location:
 - Dalby is #1 tree change destination in Qld (Sydney University, May 2008)
 - centre of one of Australia’s richest agricultural regions - the black soil plains of the Darling Downs:
 - one of the few places in the world where winter & summer crops can be grown in the same field in the same year
 - centre of Surat basin - billions of dollars of infrastructure being spent on energy resources sector:
 - coal, coal seam gas, coal seam gas water, ethanol, power station development
- Strong regional economy:
 - 2006/07 GDP of \$1.3 billion
 - 10% of Queensland’s manufacturing GDP
 - energy resources sector
 - billions of dollars being spent
 - potential to triple GDP
- Strong population demographics
 - population forecast to grow 50% over the 5 years to 2014 (Chairman, Real Estate Institute of Qld - Jan 09)
 - low unemployment of 3.1% - compared to Qld (3.7%) & Aust (4.2%) - June 2008
- Strong investment return prospects:
 - Average annual return over last 10 years of 11% (capital only) and 19% (including rent) - Residex

Property Features

- Experienced local building firm
- Good large flat blocks - around 800 m2
- Stamp duty paid on land only - saving about \$7,500
- Large homes - 185m2, 4 bed, 2 bathrooms, double garage, air con., etc - turnkey, fixed price, quality home
- Averaging over 6.5% gross yield - \$450 per week rents

Estimated Financials

Price	\$358k
Gross Yield	6.7%
Gross Income	\$23k
Rental Expenses	\$6k
1 ST Year Tax Deductions (All costs plus 80% LVR & 100% LVR)	\$30k & \$36k
Holding Costs at 5.75% interest 41.5% marginal tax rate	
<ul style="list-style-type: none"> • 80% LVR - cash flow positive! • 100% LVR - cash flow positive! 	+\$55 per week +\$99 per week

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