

BOUTIQUE STRATA RETAIL - BUY OR LEASE - AVAILABLE NOW
DANKS ST WATERLOO, SYDNEY CITY FRINGE
 Prices from \$500k



Location Features

- Described by American Express as *“the hippest street in Sydney”*
- Destination high-end shopping precinct - particularly for food, art, furniture, etc
- Undergoing huge regeneration and gentrification:
 - Within 100m of this property is:
 - a new Coles Supermarket with specialty stores
 - a number of new and under-construction high rise residential apartments, and
 - a proposed ALDI store (application with Council)
 - Waterloo named one of the Top 5 residential hotspots by St George & RPData (June 2009)

Property Features

- Boutique building with strata residential, office & retail
- Completely refurbished and modernised with good depreciation
- Some high profile tenants - for example, receiving:
 - front page coverage on Vogue magazine
 - Sydney Morning Herald article noting patronage by current and ex political leaders
- Solid tenants
- 8% net yield

Estimated Financials

Price	\$490k
Gross Yield	11%
Gross Income	\$53k
Rental Expenses	\$13k
1 ST Year Tax Deductions (All acquisition costs, plus 70% LVR and 100% LVR)	\$49k & \$60k
Holding Costs at 6.5% interest & 41.5% marginal tax rate	
<ul style="list-style-type: none"> • 70% LVR - cash flow positive! • 100% LVR - cash flow positive! 	+\$310 per week +\$201 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.