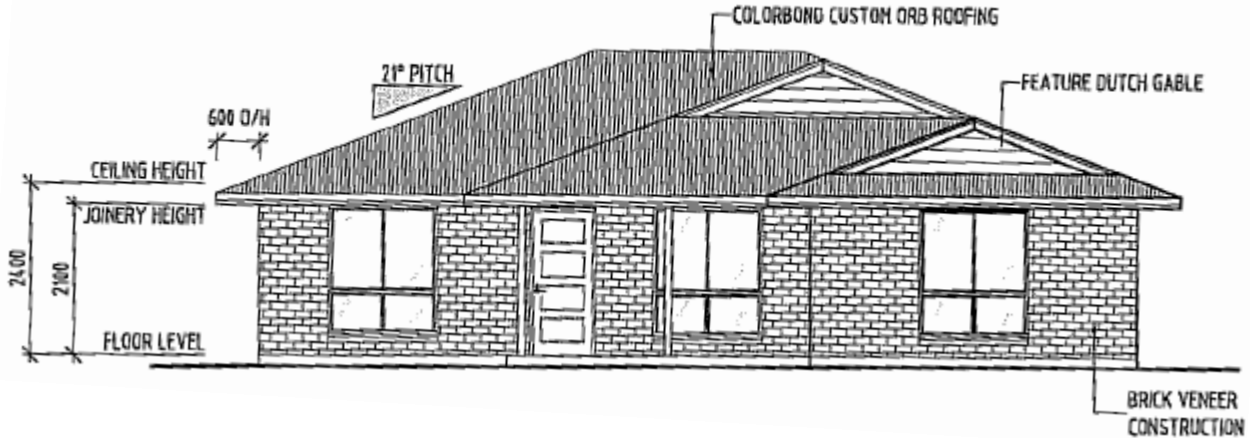


**3 BED HOUSE & LAND - 5-6 MONTH CONSTRUCTION  
 KINGAROY, CENTRAL QUEENSLAND  
 \$250k**



**Location Features**

- Kingaroy nominated as “boom town” and “property hotspot” by Australian Property Investor magazine (June 2009)
- Huge mining and energy production generation projects underway
- Heart of Australia’s richest agricultural region - the Darling Downs
- 2 hours from Brisbane
- Kingaroy houses have over the last 10 years shown average annual returns of 11% (capital growth) and 19% (total - including rents)

**Property Features**

- Located in a tranquil town just 10 minutes from Kingaroy CBD
- Estate located opposite school and close to town store etc
- Turnkey turfed and landscaped product on 1,000m<sup>2</sup>
- 3 beds, 2 bath, double garage, air conditioning etc
- Entry level price of only \$250k

**Estimated Financials**

Price	\$250k
Gross Yield	5%
Gross Income	\$13k
Rental Expenses	\$4k
1 <sup>ST</sup> Year Tax Deductions (80% LVR & 100% LVR)	\$24k & 26k
Holding Costs at 5.75% interest & 41.5% marginal tax rate	
<ul style="list-style-type: none"> <li>• 80% LVR – cash flow positive!</li> <li>• 100% LVR</li> </ul>	+\$33 per week +\$5 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.*