

**1, 2 & 3 BEDROOM APARTMENTS – DUE MID 2011**  
**WAITARA, SYDNEY UPPER NORTH SHORE**  
 Prices from \$340k



**Location Features**

- “Aspirational” suburb, adjacent exclusive Wahroonga but with lower prices to drive demand
- Short walk to two train stations
- Short walk to Westfield shopping centre and Hornsby CDB
- Short walk to several excellent private schools and selective public schools
- 23km from Sydney CBD
- Adjacent park
- Waitara has strong population growth of over 100% between 2001 and 2006

**Property Features**

- Award winning architect Turner + Associates
- Premium finishes - stone, stainless steel, air conditioning, security parking
- 102 1, 2 & 3 bed apartments across 8 levels
- Large apartments eg 2 bed, 2 bath from 80-91m<sup>2</sup> internal and 13-176 external
- Yield 5% gross

**Estimated Financials**

Price	\$440k
Gross Yield	5%
Gross Income	\$22k
Rental Expenses	\$6k
1 <sup>ST</sup> Year Tax Deductions (All acquisition costs, plus 80% LVR and 100% LVR)	\$41k & \$46k
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 - cash flow positive!</li> </ul>	+\$85 per week +\$28 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.*