

**Build a High Yield
Investment Property with us**

For more information,
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Rooming accommodation is defined in the Planning Regulation 2017 - Regulated Requirements and is reflected in Brisbane City Plan 2014 accordingly. For more details, visit

www.brisbane.qld.gov.au/planning-and-building/do-i-need-approval/business-projects/rooming-accommodation

Investis Property Group's rooming accommodation is pre-priced with standard inclusions as part of our fixed price guarantee to take the guesswork out of building. You will know upfront exactly what your property will look like and how much it will cost. Our quality range of fittings, colours and finishes is extensive. Your property will look and feel anything but standard.

This is a strong cash flow property leveraging on the demand for housing for working singles, especially when amenities are closeby such as transport, shopping and employment opportunities, all in a contemporary build.





TRADITIONAL HOUSE

Incomings (Estimate)	Weekly	Annual
	\$500	\$26,000
Total	\$500	\$26,000

Outgoings (Estimate)	Annual
Brisbane City Council rates	\$2,200
Electricity	N/A
Water	\$1,200
Fire Compliance	N/A
Internet	N/A
Insurance	\$1,530
Cleaning / Gardener	N/A
Agent Management Fees 7%	\$1,820
Total Outgoings	\$6,750

Cash Flow	Weekly	Annual
Net Cash Flow	\$370.19	\$19,250
Gross Return on Investment		3.20%

Weekly Difference

\$936.38

Purchase Costs

Land Cost	\$400,000.00
Building Cost	\$400,000.00
Furniture	\$0.00
Stamp Duty	\$12,425.00
Legal Fees	\$1,000
Total Purchase Cost	\$813,425.00

ROOMING ACCOMMODATION

Incomings (Estimate)	Weekly	Annual
Studio 1 - 1 Bedroom	\$330	\$17,160
Studio 2 - 1 Bedroom	\$330	\$17,160
Studio 3 - 1 Bedroom	\$330	\$17,160
Studio 4 - 1 Bedroom	\$330	\$17,160
Studio 5 - 1 Bedroom	\$330	\$17,160
Total	\$1,650	\$85,800

Outgoings (Estimate)	Annual
Brisbane City Council rates	\$2,864
Electricity	\$1,200
Water	\$2,420
Fire Compliance	\$660
Internet	\$1,068
Insurance	\$2,500
Cleaning / Gardener	\$1,140
Agent Management Fees 7%	\$6,006
Total Outgoings	\$17,858

Cash Flow	Weekly	Annual
Net Cash Flow	\$1,306.58	\$67,942
Gross Return on Investment		9.15%

Disclaimer: In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

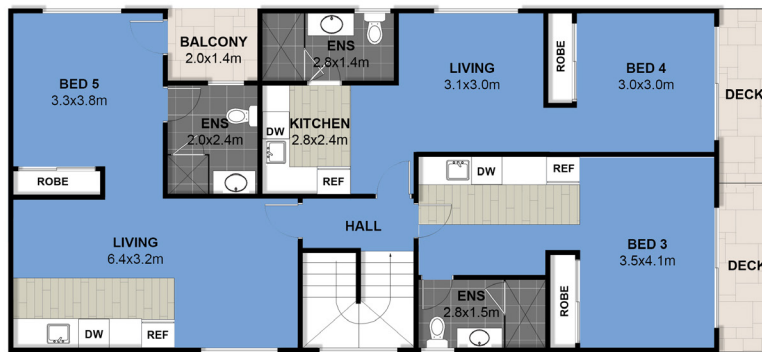
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Single Storey

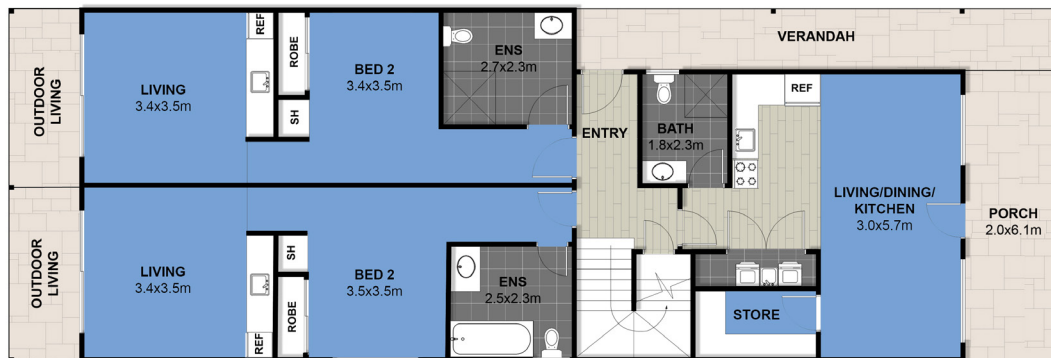


FLOOR PLAN

Double Storey



UPPER FLOOR PLAN



GROUND FLOOR PLAN

Standard Turnkey Inclusions

- Bluetooth digital door locks fitted to bedrooms and front entry door
- Additional sound deadening construction between rooms, in walls and ceiling
- One ground floor ensuite configured for universal access
- Entrance, common area and laundry accessible from universal access bedroom
- Common area with living, dining, laundry and kitchen plus outdoor living area and drying court
- Internet Shelf with data point, phone point and power points (phone and modem by owner)
- Wi-Fi Booster System
- Floor coverings - sheet vinyl for ground level and carpet for upper level
- Interior stairs carpet grade with painted timber handrail and dwarf wall balustrade
- Balconies generally tiled with part solid balustrades for privacy
- Fly screens for windows and sliding glass doors on upper levels
- Security screens for windows and sliding glass doors on the ground level (not including hinged doors)
- Vertical blinds for all windows and sliding glass doors
- Clothesline and letter box supplied and installed
- Hot water system - 2/electric storage, 250 litre
- Laundry with ss tub and white cabinet as per plans
- Cabinetry - laminate benchtops, doors & drawers under bench and overheads as per plans
- Electrical - the house electrical supply is upgraded to 3 phase power to run multiple air conditioners
- Air conditioners - split systems installed as per plans builders range (total 5 systems)
- LED downlights throughout the interior and by sensor flood lights for the exterior
- Ceiling fans are installed as per plans (total 6 fans)
- Cabinets - overhead cabinets to 2100mm "Open Above" (no bulkheads)
- Ceiling height - 2590 mm frame height lower level and 2590 mm frame height upper level
- Robe door heights 2400 mm with double shelves
- TV point in each bedroom
- Smoke detectors and battery backed up emergency lights as per 1b regulations
- Landscaping, typically turf in rear yard, garden bed in front yard and stones down each side of house
- Driveway as shown as per plans, plain concrete finish

Optional Upgrades

- Boundary fencing 1.8m pine palings - based on 70lm
- Property pole for elec connection (incl. trench and conduits u/ground from pole to house)
- Timber retaining - based on 20m2
- Upgrade driveway to exposed aggregate - based on 70m2
- Upgrade sheet vinyl to vinyl planks
- Upgrade laminate benches to 20mm smartstone (essentials range)
- 15kW solar package
- Furniture package

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