

The Cameron Bird Group Property Information Pack

Glasshouse Residences **Beerwah, Sunshine Coast, Queensland**



Glasshouse Residences

Off-Market Investment Opportunity

Strategically located in the picturesque Sunshine Coast hinterland, Beerwah provides unparalleled access to all key amenities, making it an ideal investment opportunity. Backed by an expert team of developers, architects, and planners, this project offers modern, high-quality housing that seamlessly blends comfort, style, and practicality.

With a selection of off-market property options exclusively for Cameron Bird Property Group investors including Apartments and Townhouses, the prices start from just \$613,900 with civil construction starting as soon as November 2024.

For investors, this development delivers significant advantages: a booming location, nearby attractions, strong market demand and excellent capital growth potential. The Sunshine Coast has consistently delivered some of Australia's top investment returns, with forecasts showing sustained growth. Positioned to benefit from the region's population surge, Beerwah offers a rare investment opportunity, with exceptional property growth projected over the next 20 years.

Secure today, then sit back and enjoy the capital growth opportunity whilst minimising your holding costs. In Queensland, once a 10% deposit is paid, stamp duty is paid at settlement.



Investment Checklist

- ✓ Ideal Sunshine Coast Location = High Growth Potential
- ✓ Excellent Walkability - Trains, Bus, Shops, Cafes, Schools
- ✓ 4 minutes to Beerwah Marketplace (drive)
- ✓ 5 minutes to Beerwah Train Station (drive)
- ✓ 8 minutes to the iconic Australia Zoo (drive)
- ✓ 9 minutes to the Glasshouse Mountains (drive)
- ✓ 26 minutes to Caloundra CBD and Beaches (drive)
- ✓ 31 minutes to Maroochydore Airport and 32 minutes to Maroochydore CBD (drive)
- ✓ 53 minutes to Brisbane Airport (drive)
- ✓ 1 hour and 7 minutes to Brisbane CBD (drive)
- ✓ 5% Rental Guarantee for 12 Months from Developer
- ✓ Very Low Vacancy Rate (0.4% September 2024)
- ✓ Strong Rental Demand
- ✓ Large Infrastructure Investment
- ✓ High-Quality Builder With a Great Track Record of Success
- ✓ 70% Owner-Occupied Market
- ✓ Site Clearing and Civil Construction Starting November 2024



**Strong Infrastructure
Investment in Beerwah**



High-Quality Home Inclusions



**Idyllic World-Renowned
Sunshine Coast Location**



Sunshine Coast, Queensland

Macro Location Overview

The Sunshine Coast, Queensland's third most populous region, is located just 100km north of Brisbane. Spanning 60km along the Pacific coast, it offers a blend of coastal and hinterland living. As one of Australia's leading urban and economic hubs, the area is rapidly becoming a superior investment destination, attracting tourists, new residents, and property investors from within Queensland, across Australia, and internationally.

With vacancy rates at an all-time low and a severe shortage of quality rental homes, the market is primed for significant growth. Rental prices are set to climb steadily, offering strong, long-term capital returns.



A Region of Growth

Over the past 15 years, economic growth on the Sunshine Coast has outperformed almost every other regional economy.



Prime Location

The Sunshine Coast has excellent access to national and international supply and distribution networks.



Regional Economic Development Strategy

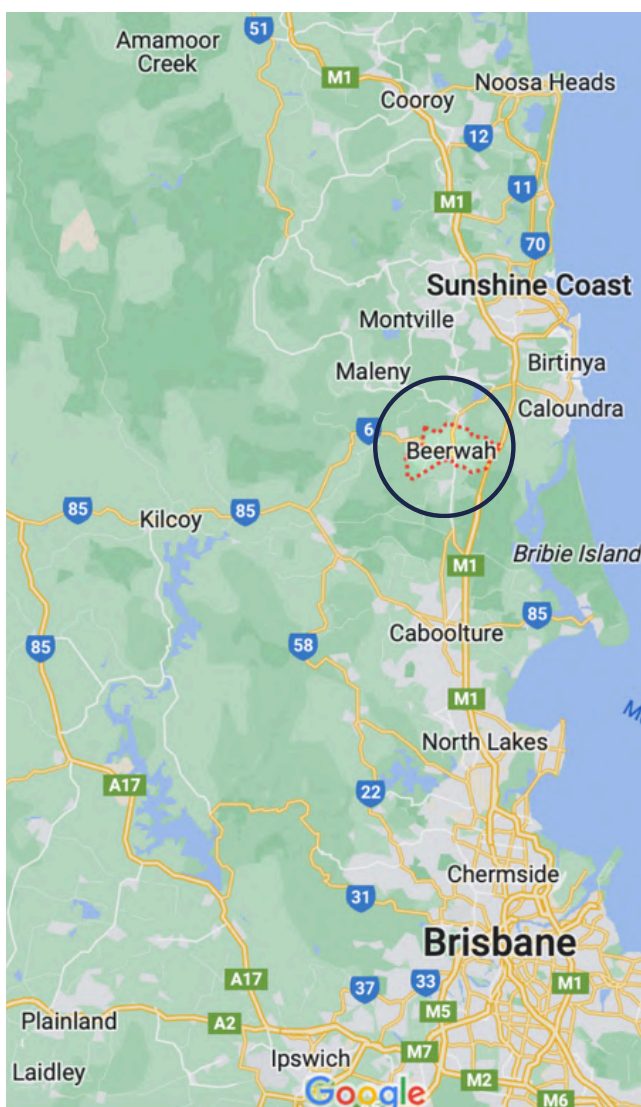
The Sunshine Coast Regional Economic Development Strategy (REDS) has provided a vision and blueprint for a new economy.

Major infrastructure projects are driving high demand in the region, attracting more people to the Sunshine Coast and pushing property prices up. These projects, either completed, underway, or soon to start, include:

- 2032 Brisbane Olympic Games (\$7.1 billion)
- Sunshine Coast Health Precinct (\$5 billion)
- Maroochydore CBD (\$2.5 billion)
- Beerwah to Maroochydore Rail Project (\$1.15 billion)
- Sunshine Coast Airport Expansion (\$347 million)

Why Invest in the Sunshine Coast Now

The region is primed for growth, making it ideal for property investors seeking long-term returns. High demand and low vacancies ensure steady rental income. The Sunshine Coast is forecasted to add 125,000 people by 2040, reaching a population of 525,000, which will require over 217,230 new homes.



Golden Beach, Sunshine Coast

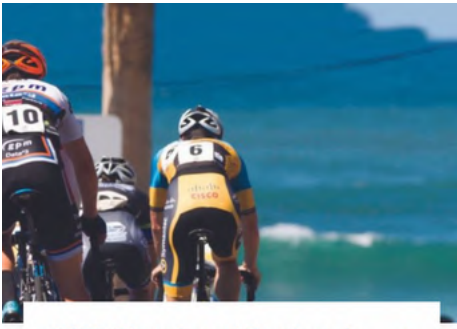


Sunshine Coast Public University Hospital

Major Infrastructure Projects

The Sunshine Coast





2032 Olympic and Paralympic Games >

Host of seven Olympic Games and two Paralympic Games sports



Beerburum to Nambour Rail upgrade >

\$550 million (stage one)



Beerwah East >

Forecast to provide 7000 homes by 2041



Maroochydore City Centre >

Maroochydore | Our new Olympic and Paralympic Games City | Forecast \$2.5 billion investment by Walker Corporation over 20 years



Mass Transit Solution >

9000 jobs | \$3.6 billion contribution to the economy



Beerwah to Maroochydore Rail >

Critical public transport connection for the urban coastal corridor to Brisbane



Sunshine Coast Airport Master Plan >

Maximising the economic return from the recent \$334 million expansion project



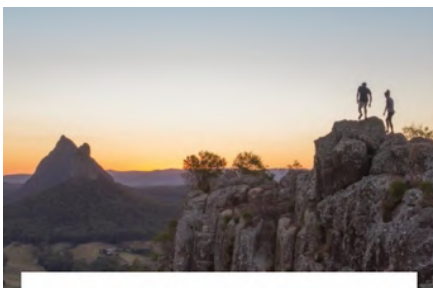
Bruce Highway >

\$1.6 billion expansion and upgrade | First stage complete



Blue Heart Sunshine Coast >

5000 hectares (approx.) | Sustainable, adaptive floodplan management and blue carbon offsets



Inter-urban Break >

32,034 hectares | Protecting the Regional Inter-urban Break in perpetuity to secure environmental, production and recreation values



Health Precinct >

Anchored by a tertiary teaching hospital | Contributing \$3.2 billion to the economy



Mooloolah River interchange >

\$320 million expansion and upgrade

2032 Brisbane Olympic and Paralympic Games

The Brisbane 2032 Olympic and Paralympic Games will bring great opportunities to Brisbane, the Sunshine Coast and South East Queensland as a whole. The Games will make South East Queensland more inclusive, sustainable, connected, and prosperous.

To support this, the Australian Government is investing up to \$3.4 billion in key venue infrastructure, ensuring all venues meet the long-term needs of the community and are ready for the Games. This includes up to \$2.5 billion for the Brisbane Arena and up to \$935 million for new and upgraded venues under the Minor Venues Program. The necessary infrastructure and global exposure will boost growth, similar to the 2000 Sydney Olympics, where property values and rents surged, especially near Olympic venues.



Brisbane City Aerial View



Roma Street Olympic Aquatic Centre



The Gabba



Opening Ceremony, The Gabba

The images presented are artist-rendered impressions.



Beerwah, Sunshine Coast

Micro Location Overview

Beerwah is well located in the Sunshine Coast hinterland. Located just 30 minutes away from world-renowned beaches, 30 minutes from Maroochydore Airport and 1 hour from Brisbane Airport, the local is ideal. Surrounded by great scenery, Beerwah is home to the Glass House Mountains and the famous Australia Zoo.

The suburb is the major transport link between Brisbane and the Sunshine Coast. Beerwah has proximity to other larger CBDs, with Caloundra CBD just 25 minutes away and Maroochydore CBD 30 minutes down the road. With a low % vacancy rate of 1%, there is a strong demand for quality housing in Beerwah.

The region continues to see record-breaking tourism, with nearly \$4.21 million visitors in 2022, contributing over \$5 billion in expenditure.

5%	Annual property value increase
5%	Beerwah average rental yield
4%	Sunshine Coast average rental yield
2.5%	Projected annual population growth over the next decade



Beerwah Town

Great Access and Proximity

Walk

3 minutes to Bus Station
13 minutes to Local Childcare
13 minutes to Beerwah Village
17 minutes to Train Station
19 minutes to Beerwah State High
20 minutes to Glasshouse Christian College
33 minutes to Beerwah State School

*Shorter walk times through completed development

Train (from Beerwah Station)

23 minutes to Caboolture
1 hr 20 minutes to Brisbane CBD
1 hr 20 minutes to Brisbane Airport

Drive

4 minutes to Beerwah Village
3 minutes to Local Childcare
5 minutes to Beerwah Train Station
5 minutes to Glasshouse Christian College
5 minutes to Beerwah State High
5 minutes to Beerwah State School
8 minutes to Australia Zoo
9 minutes to Glasshouse Mountains
26 minutes to Caloundra CBD
28 minutes to Kings Beach
29 minutes to Mooloolaba Beach
31 minutes to Maroochydore Beach
32 minutes to Morayfield Shopping Centre
32 minutes to Maroochydore CBD
32 minutes to Sunshine Plaza
35 minutes to Sunshine Coast Airport
37 minutes to North Lakes
53 minutes to Brisbane Airport
1 hour 7 minutes to Brisbane CBD



Australia Zoo



Beerwah Woolworths



Glasshouse Mountains

Local Upcoming Infrastructure

Role in the Sunshine Coast region

In a region-wide context, the Beerwah - Landsborough LPA provides:



Major new community/ expansion area (Beerwah East)



Regional landscape



Rural production



Hinterland living, rural and rural residential



Tourism (Australia Zoo)



Major infrastructure

**the area may also provide other functions at a local level.*

Source: Sunshine Coast Council



Beerwah to Maroochydore Rail

A \$1.15 billion investment will extend the rail line from Beerwah to Caloundra, including upgrades to Beerwah station. An additional \$226.7 million is allocated for the Beerburrum to Nambour Rail Upgrade. As the region's population grows, this new rail infrastructure will connect people to jobs, recreation, tourism, services, and education while preserving the local lifestyle and environment.

The project also includes reviewing key road and rail intersections. Together with the Sunshine Coast Public Transport project, these efforts will create a connected transport network for the southern Sunshine Coast.

Construction of the first stage to Caloundra begins in 2026, with more connections planned post-Olympics. The project will create thousands of local jobs and new opportunities for the region.

Other Leading Projects for Beerwah



Australia Zoo Tourism Project

The Palaszczuk Government has announced it will partner with Australia Zoo to deliver an \$8 million wildlife camping experience on the Sunshine Coast. Australia Zoo expects the project will support up to 33 construction jobs and 43 operational jobs. It will also have a flow-on effect to boost the local tourism industry.



Major New Community Expansion Area - Beerwah East

Once complete, this large master-planned community will offer a series of well-connected, transit-oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and a major centre, as well as several smaller-scale centres, and significant industrial areas.



Project Overview

Glasshouse Residences

Beerwah, located in the Sunshine Coast hinterland, is a fast-growing suburb with major transport infrastructure underway. Situated in the heart of Beerwah, Glasshouse Residences offers residents a seamless and convenient lifestyle. Just a short walk from shops, cafes, schools, childcare centres, recreational facilities, public transport, and medical services, this development offers unmatched convenience, ensuring everything is within easy reach.

With just a \$1,000 deposit, you can secure a property in the high-growth area of Beerwah. Enjoy peace of mind with a 5% rental guarantee from the developer for the first 12 months. These properties offer strong capital growth potential and are highly sought after in the local market.

Off-Market Property Options

The Glasshouse Residences encompass a range of homes designed to meet high standards of modern living while offering investors solid entry into the lucrative Sunshine Coast property market.

At Cameron Bird Property Group, we take care of the details—from property research to negotiations—so you can relax while our expert team handles the entire process, from purchase to tenancy.

Now is the perfect time for astute investors to take advantage of these off-market properties before prices rise and availability tightens. Don't miss out! Learn more today by emailing us at info@cameronbird.com.au with the completed EOI form on page 35 to secure your property.

Secure today, then sit back and enjoy the capital growth opportunity whilst minimising your holding costs. In Queensland, once 10% deposit is paid, stamp duty is paid at settlement

- Location: Beerwah, Sunshine Coast, Queensland
- Pricing Starts at \$613,900
- New Development with a Variety of Property Types Available
- Traditional Apartments and Townhouses Available
- Initial Deposit - \$1,000 Expression of Interest
- 5% Rental Guarantee for Initial 12 Months
- Civil Construction Starts: November 2024
- Apartment Construction: Starts January 2025 (completion in 15 months)
- Townhouse Construction: Starts January 2025 (completion in 12 months)







3 STORY APARTMENT BUILDING

Building A	24 x 2 Bedroom Apartments
Building B	24 x 2 Bedroom Apartments
3 STORY NDIS COMPLIANT	
Building C	22 x 2 Bedroom Apartments

2 STORY TOWNHOUSES

TH01-TH24	24 x 3 Bedroom + LUg + 1 Car
TH25-TH37	13 x 4 Bedroom + 2 LUg Tandem
TOTAL AREA	
Total Site Cover	5531m2
Total Private Open Space	1965m2



Property Types

Glasshouse Residences

Glasshouse Residences features a meticulously planned site layout designed to cater to a diverse range of needs and preferences. The development is segmented into various phases, each tailored to different lifestyle choices and investment opportunities.



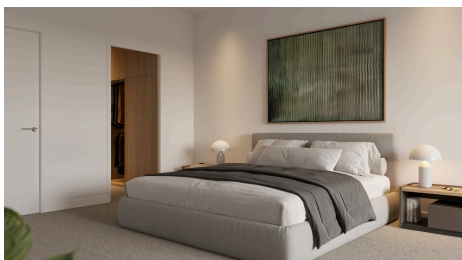
Apartments

- 2 Bed, 1 Bath, 1 Car Option
- Priced From \$613,900
- 2 Bed, 2 Bath, 1 Car Option
- Priced From \$629,900



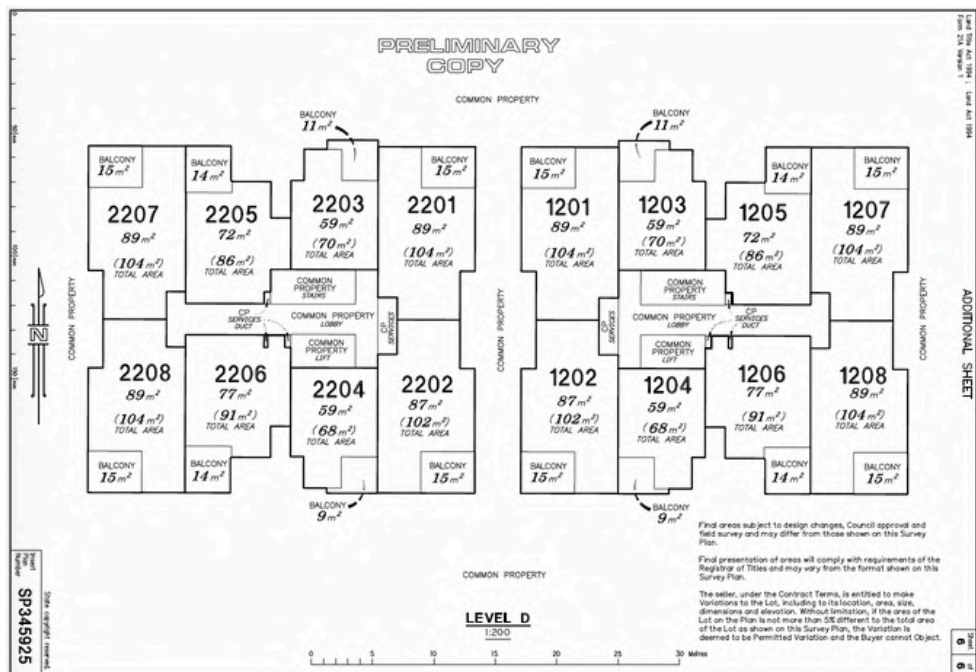
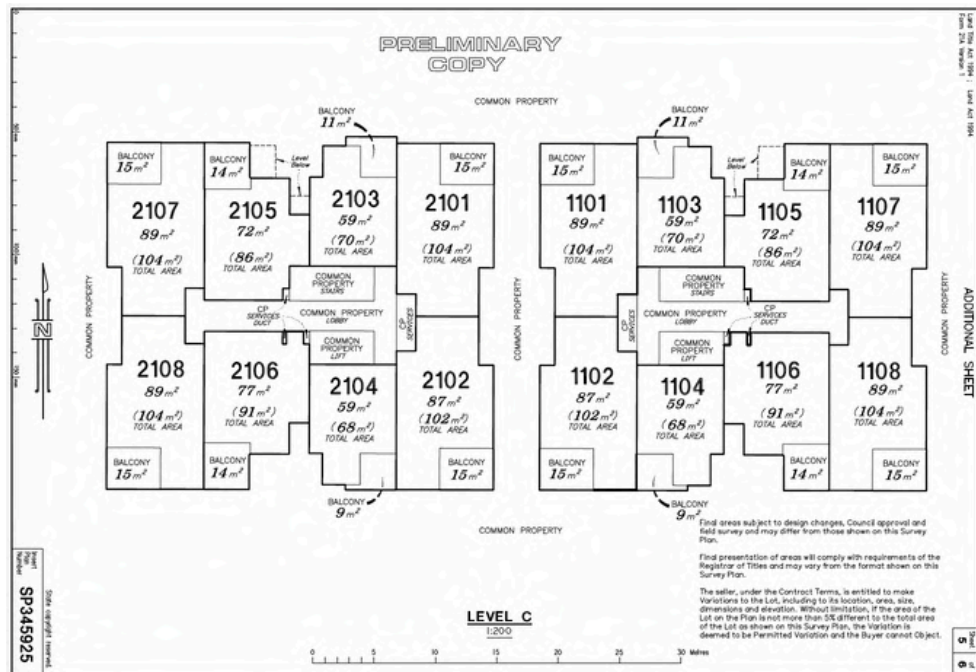
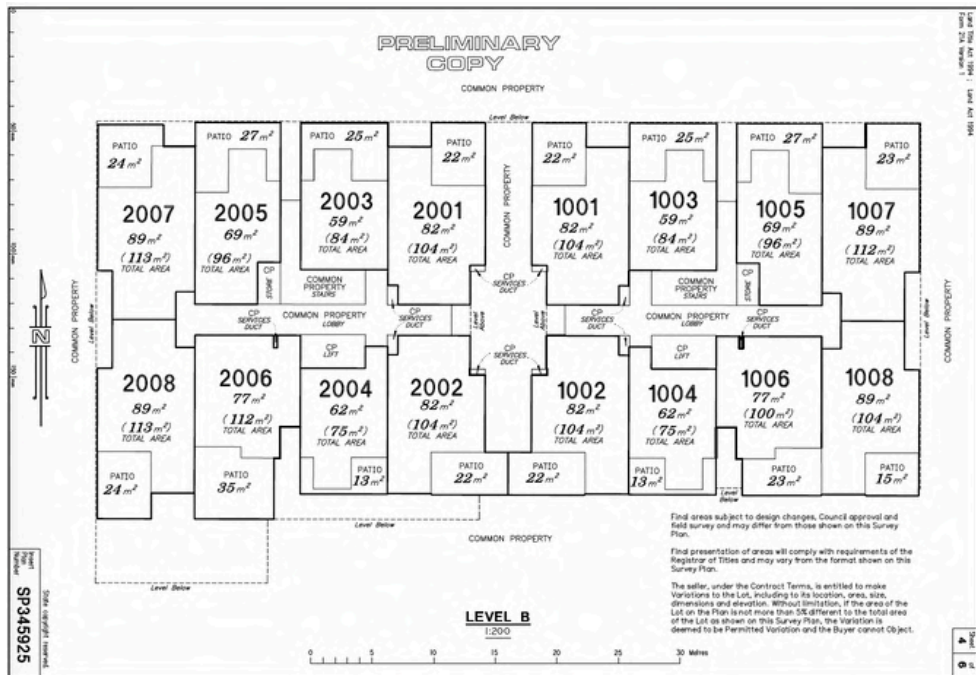
Townhouses

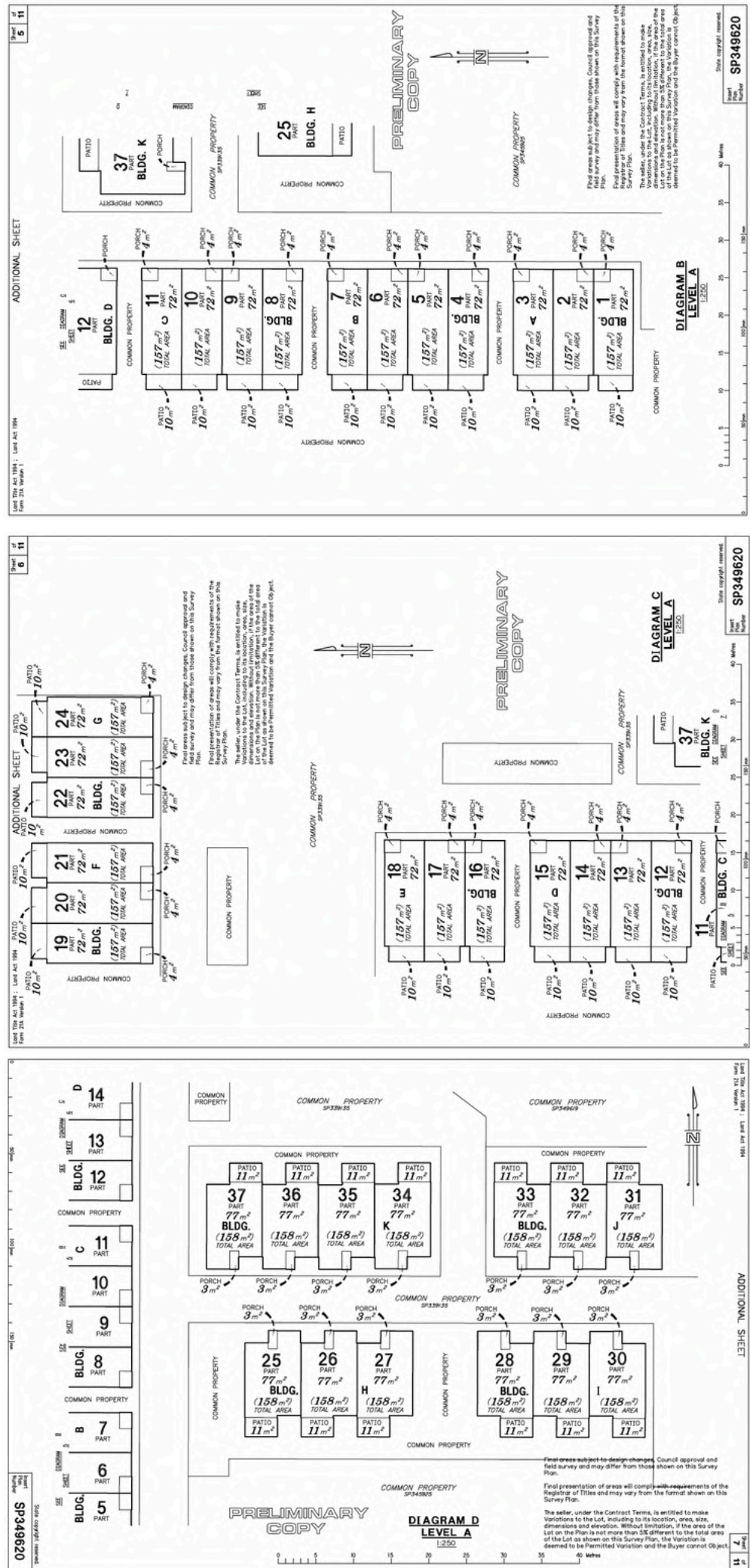
- 3 Bed, 2.5 Bath, 2 Car Option
- Priced From \$719,900
- 4 Bed, 2.5 Bath, 2 Car Option
- Priced From \$779,900



Plans

Apartments





2 Bed, 1 Bath, 1 Car - Apartment

Priced From \$613,900



2



1



1

Featured Inclusions

- Pale Eucalypt - Colourbond Custom Orb Roof
- Pale Eucalypt - Colourbond Fascia and Gutters
- Stark White Horizontal Priceline Weatherboard
- 50mm Timber Look Batten Screens
- Matt Black Powdercoated Aluminium Windows
- Light Grey Vertical Oblique Hardies Weatherboard Cover Batts to Joints at 900 c-c Rendertex Paint Finish

Cash Flow Analysis

Includes 5% Rental Guarantee for 12 months*



CAMERON BIRD
PROPERTY GROUP

INVESTMENT PROPERTY CALCULATOR

2024- 2025 FINANCIAL YEAR

35 Pine Camp Road Beerwah QLD - 2 Bed, 1 Bath, 1 Car Apartment. (Unit 2004)

PURCHASE DETAILS

Purchase Price	\$ 613,900
Deposit Amount	\$ 61,390
Borrowed	\$ 552,510
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 20,651
Transfer & Mortgage Registration Fee	\$ 2,381
Loan Interest Rate	6.00%

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 590
Annual Rental Income	\$ 30,695
Gross Income	\$ 130,695
Less Deductions	\$ 59,704
New Taxable Income	\$ 70,991

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years....

Enter expected year-on-year capital growth here

CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$650,734	\$ 36,834
2	\$689,778	\$ 39,044
3	\$731,164.72	\$ 41,387
4	\$775,035	\$ 43,870
5	\$821,536.68	\$ 46,502
Total		\$ 207,637

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 4,676
Landlord Insurance	\$ 450
Property Management Rate	8.80%
Property Management Fees Total	\$ 2,701
Loan Interest Paid	\$ 33,151
Total Cash Expenses	\$ 43,778

TAX DEDUCTIONS

Cash Expenses	\$ 43,778
Depreciation (1 Year Estimate)	\$ 15,450
Borrowing Costs	\$ 476
Total	\$ 59,704

TAX COMPARISON

Tax Payable without Property	\$ 20,788
Tax Payable with Property	\$ 12,085
Tax Savings	\$ 8,703

PRE TAX CASH FLOW - \$13,083 per year
- \$252 per week

POST TAX CASH FLOW - \$4,380 per year
- \$84 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection
5.00% Gross Rental Yield
11.00% Annual Gross Return on Investment (ROI)

Please contact us to further discuss these numbers and ensure you maximise your wealth creation opportunity

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We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone the author Cameron Bird on 07 3871 2500 or email us at the email address at the top of this page. We are happy to help you in your wealth creation program.

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Rental Appraisal

Current Market Rent Appraisal. Bonus: 5% Rental Guarantee for 12 months from completion (included in CFA). *Market Rent is projected to increase following completion.

Rental Appraisal



Appraisal Date: 4th September 2024
PROPERTY ADDRESS: 35 Pine Camp Road, Beerwah
RENTAL ASSESSMENT: \$500 per week - \$540 per week
2  1  1 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing homes for investors, we are one of Australia's leading property management companies, managing properties in throughout Australia.

Warm regards,

Bradley Peet
Director
Coronis - Bradley Peet
E: bradley.peet@coronis.com.au
P: +61 407 114 611
W: www.coronis.com.au

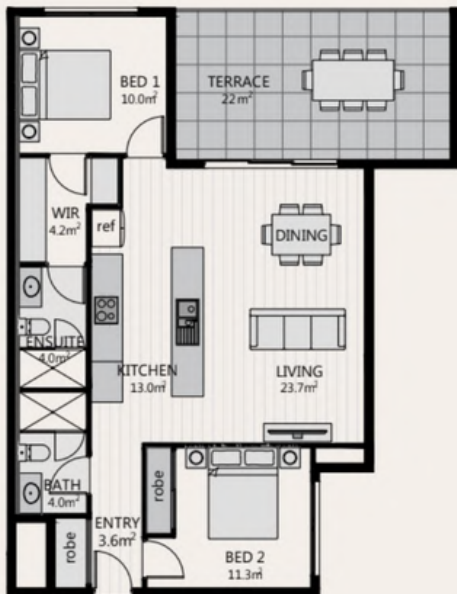
All together – We've got this!

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Brakalmik Investments Pty Ltd T/as Coronis - Bradley Peet ABN 45 278 255 812

2 Bed, 2 Bath, 1 Car - Apartment

Priced From \$629,900



2



2




1

Featured Inclusions

- Pale Eucalypt - Colourbond Custom Orb Roof
- Pale Eucalypt - Colourbond Fascia and Gutters
- Stark White Horizontal Priceline Weatherboard
- 50mm Timber Look Batten Screens
- Matt Black Powdercoated Aluminium Windows
- Light Grey Vertical Oblique Hardies Weatherboard Cover Batts to Joints at 900 c-c Rendertex Paint Finish

Cash Flow Analysis

Includes 5% Rental Guarantee for 12 months*



CAMERON BIRD
PROPERTY GROUP

INVESTMENT PROPERTY CALCULATOR

2024- 2025 FINANCIAL YEAR

35 Pine Camp Road Beerwah QLD - 2 Bed, 2 Bath, 1 Car Apartment. (Unit 2001)

PURCHASE DETAILS

Purchase Price	\$ 629,900
Deposit Amount	\$ 62,990
Borrowed	\$ 566,910
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 21,371
Transfer & Mortgage Registration Fee	\$ 2,424
Loan Interest Rate	6.00%

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 606
Annual Rental Income	\$ 31,495
Gross Income	\$ 131,495
Less Deductions	\$ 62,897
New Taxable Income	\$ 68,598

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 4,676
Landlord Insurance	\$ 450
Property Management Rate	8.80%
Property Management Fees Total	\$ 2,772
Loan Interest Paid	\$ 34,015
Total Cash Expenses	\$ 44,712

TAX DEDUCTIONS

Cash Expenses	\$ 44,712
Depreciation (1 Year Estimate)	\$ 17,700
Borrowing Costs	\$ 485
Total	\$ 62,897

TAX COMPARISON

Tax Payable without Property	\$ 20,788
Tax Payable with Property	\$ 11,367
Tax Savings	\$ 9,421

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years....

Enter expected year-on-year capital growth here 6%

CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$667,694	\$ 37,794
2	\$707,756	\$ 40,062
3	\$750,220.98	\$ 42,465
4	\$795,234	\$ 45,013
5	\$842,948.29	\$ 47,714
Total		\$ 213,048

POST TAX CASH FLOW

-\$3,797 per year

-\$73 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

5.00% Gross Rental Yield

11.00% Annual Gross Return on Investment (ROI)

Please contact us to further discuss these numbers and ensure you maximise your wealth creation opportunity

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Rental Appraisal

Current Market Rent Appraisal. Bonus: 5% Rental Guarantee for 12 months from completion (included in CFA). *Market Rent is projected to increase following completion.

Rental Appraisal



Appraisal Date: 26th August 2024

PROPERTY ADDRESS 35 Pine Camp Road, Beerwah

RENTAL ASSESSMENT: \$500 per week - \$550 per week

2  2  1 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing homes for investors, we are one of Australia's leading property management companies, managing properties in throughout Australia.

Warm regards,



Bradley Peet
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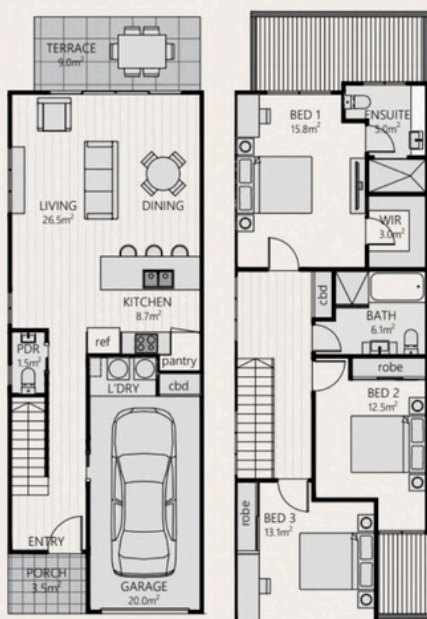
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3 Bed, 2.5 Bath, 2 Car - Townhouse

Priced From \$719,900



3



2.5



2

Featured Inclusions

- Pale Eucalypt - Colourbond Custom Orb Roof
- Pale Eucalypt - Colourbond Fascia and Gutters
- Stark White Horizontal Priceline Weatherboard
- 50mm Timber Look Batten Screens
- Matt Black Powdercoated Aluminium Windows
- Light Grey Vertical Oblique Hardies Weatherboard Cover Batts to Joints at 900 c-c Rendertex Paint Finish

Cash Flow Analysis

Includes 5% Rental Guarantee for 12 months*



INVESTMENT PROPERTY CALCULATOR
2024- 2025 FINANCIAL YEAR

35 Pine Camp Road Beerwah QLD - 3 Bed, 2.5 Bath, 2 Car Townhouse. (TH01)

PURCHASE DETAILS

Purchase Price	\$ 719,900
Deposit Amount	\$ 71,990
Borrowed	\$ 647,910
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 25,421
Transfer & Mortgage Registration Fee	\$ 2,815
Loan Interest Rate	6.00%

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 692
Annual Rental Income	\$ 35,995
Gross Income	\$ 135,995
Less Deductions	\$ 69,699
New Taxable Income	\$ 66,296

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years....

Enter expected year-on-year capital growth here

CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$763,094	\$ 43,194
2	\$808,880	\$ 45,786
3	\$857,412.42	\$ 48,533
4	\$908,857	\$ 51,445
5	\$963,388.59	\$ 54,531
Total		\$ 243,489

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 4,144
Landlord Insurance	\$ 450
Property Management Rate	8.80%
Property Management Fees Total	\$ 3,168
Loan Interest Paid	\$ 38,875
Total Cash Expenses	\$ 49,436

TAX DEDUCTIONS

Cash Expenses	\$ 49,436
Depreciation (1 Year Estimate)	\$ 19,700
Borrowing Costs	\$ 563
Total	\$ 69,699

TAX COMPARISON

Tax Payable without Property	\$ 20,788
Tax Payable with Property	\$ 10,677
Tax Savings	\$ 10,111

PRE TAX CASH FLOW
-\$13,441 per year
-\$258 per week

POST TAX CASH FLOW
-\$3,330 per year
-\$64 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection
5.00% Gross Rental Yield
11.00% Annual Gross Return on Investment (ROI)

Please contact us to further discuss these numbers and ensure you maximise your wealth creation opportunity

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DISCLAIMER: Cameron Bird supplies you with this Property cash flow analysis software free of charge on the understanding that you will not enter into any purchase of property relying on the figures produced in this software analysis. You must agree to consult with either our company or an accountant to determine the suitability of any proposed property purchase to your individual circumstances. You also must agree to consult with us when tax rates and depreciation rates change and we will email the new rates to you once again free of charge. This software is to be used as a guide to whether a property purchase is likely to be cash flow positive or negatively geared. If you are considering purchasing a Cameron Bird recommended property, we will supply you with your estimated depreciation claims, borrowing costs, loan set-up costs and income and expense details. If the property is not purchased through Cameron Bird, you will need to make your own enquiries. The Medicare levy is excluded from the tax calculations because of the many variations, income thresholds and exclusions to it.

We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone the author Cameron Bird on 07 3871 2500 or email us at the email address at the top of this page. We are happy to help you in your wealth creation program.

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Rental Appraisal

Current Market Rent Appraisal. Bonus: 5% Rental Guarantee for 12 months from completion (included in CFA). *Market Rent is projected to increase following completion.

Rental Appraisal



Appraisal Date: 26th August 2024

PROPERTY ADDRESS 35 Pine Camp Road, Beerwah

RENTAL ASSESSMENT: \$620 per week - \$680 per week

3  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing homes for investors, we are one of Australia's leading property management companies, managing properties in throughout Australia.

Warm regards,



Bradley Peet
Director
Coronis - Bradley Peet
E: bradley.peet@coronis.com.au
P: +61 407 114 611
W: www.coronis.com.au

All together – We've got this!

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given, and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three month to ascertain and ensure it remains current. All properties are assumed to meet council approvals and regulations.

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Brakalmik Investments Pty Ltd t/as Coronis - Bradley Peet ABN 45 278 255 812

4 Bed, 2.5 Bath, 2 Car - Townhouse

Priced From \$779,900



4



2.5




2

Featured Inclusions

- Pale Eucalypt - Colourbond Custom Orb Roof
- Pale Eucalypt - Colourbond Fascia and Gutters
- Stark White Horizontal Priceline Weatherboard
- 50mm Timber Look Batten Screens
- Matt Black Powdercoated Aluminium Windows
- Light Grey Vertical Oblique Hardies Weatherboard Cover Batts to Joints at 900 c-c Rendertex Paint Finish

Cash Flow Analysis

Includes 5% Rental Guarantee for 12 months*



INVESTMENT PROPERTY CALCULATOR

2024- 2025 FINANCIAL YEAR

35 Pine Camp Road Beerwah QLD - 4 Bed, 2.5 Bath, 2 Car Townhouse. (TH25)

PURCHASE DETAILS

Purchase Price	\$ 779,900
Deposit Amount	\$ 77,990
Borrowed	\$ 701,910
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 28,121
Transfer & Mortgage Registration Fee	\$ 3,078
Loan Interest Rate	6.00%

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 4,144
Landlord Insurance	\$ 450
Property Management Rate	8.80%
Property Management Fees Total	\$ 3,432
Loan Interest Paid	\$ 42,115
Total Cash Expenses	\$ 52,940

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 750
Annual Rental Income	\$ 38,995
Gross Income	\$ 138,995
Less Deductions	\$ 73,256
New Taxable Income	\$ 65,739

TAX DEDUCTIONS

Cash Expenses	\$ 52,940
Depreciation (1 Year Estimate)	\$ 19,700
Borrowing Costs	\$ 616
Total	\$ 73,256

TAX COMPARISON

Tax Payable without Property	\$ 20,788
Tax Payable with Property	\$ 10,510
Tax Savings	\$ 10,278

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years....

Enter expected year-on-year capital growth here

CAPITAL GROWTH PROJECTIONS		
Year	Property Value	Annual Growth
1	\$826,694	\$ 46,794
2	\$876,296	\$ 49,602
3	\$928,873.38	\$ 52,578
4	\$984,606	\$ 55,732
5	\$1,043,682.13	\$ 59,076
	Total	\$ 263,782

PRE TAX CASH FLOW

-\$13,945 per year

-\$268 per week

POST TAX CASH FLOW

-\$3,667 per year

-\$71 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

5.00% Gross Rental Yield

11.00% Annual Gross Return on Investment (ROI)

Please contact us to further discuss these numbers and ensure you maximise your wealth creation opportunity

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Rental Appraisal

Current Market Rent Appraisal. Bonus: 5% Rental Guarantee for 12 months from completion (included in CFA). *Market Rent is projected to increase following completion.

Rental Appraisal



Appraisal Date: 26th August 2024

PROPERTY ADDRESS 35 Pine Camp Road, Beerwah

RENTAL ASSESSMENT: \$650 per week - \$720 per week

4  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

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Our team would be delighted to manage your investment property. With over 19 years experience in managing homes for investors, we are one of Australia's leading property management companies, managing properties in throughout Australia.

Warm regards,



Bradley Peet
Director
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All together – We've got this!

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Explore More Opportunities

Discover the latest investment properties tailored to diverse budgets, and dwelling preferences in Beerwah. Please enquire within for real-time availability, pricing, and detailed information as our listings are subject to daily updates.

Apartments

STAGE	UNIT	LEVELS	BEDS	BATH	CAR SPACE	LOWER (sqm)	UPPER (sqm)	TERRACE (sqm)	TYPE	Car Park	TOTAL (sqm)	PRICE	SOLD
APARTMENTS	1001	1	2	2	13	82		22	A	P1	117	\$ 629,900	SOLD
GROUND LEVEL	1002	1	2	2	13	82		22	A	P2	117	\$ 629,900	SOLD
BUILDING A	1003	1	2	1	13	59		25	B	P3	97	\$ 617,900	
	1004	1	2	1	13	62		13	B	P4	88	\$ 613,900	SOLD
	1005	1	2	2	13	69		27	C	P5	109	\$ 629,900	
	1006	1	2	2	13	77		23	D	P6	113	\$ 639,900	
	1007	1	2	2Ens	13	89		23	E	P7	125	\$ 645,900	SOLD
	1008	1	2	2Ens	13	89		15	E	P8	117	\$ 645,900	SOLD
BUILDING B	2001	1	2	2	13	82		22	A	P20	117	\$ 629,900	
	2002	1	2	2	13	82		22	A	P21	117	\$ 629,900	
	2003	1	2	1	13	59		25	B	P22	97	\$ 627,900	
	2004	1	2	1	13	62		13	B	P23	88	\$ 613,900	
	2005	1	2	2	13	69		27	C	P24	109	\$ 629,900	
	2006	1	2	2	13	77		35	D	P25	125	\$ 639,900	
	2007	1	2	2Ens	13	89		24	E	P26	126	\$ 639,900	SOLD
	2008	1	2	2Ens	13	89		24	E	P27	126	\$ 639,900	SOLD
APARTMENTS	1101	1	2	2	13	89		15	A	P9	117	\$ 639,900	
1ST FLOOR	1102	1	2	2	13	87		15	A	P10	115	\$ 639,900	
BUILDING A	1103	1	2	1	13	59		11	B	P11	83	\$ 625,900	
	1104	1	2	1	13	59		9	B	P12	81	\$ 625,900	SOLD
	1105	1	2	2	13	72		14	C	P13	99	\$ 637,900	
	1106	1	2	2	13	77		14	D	P14	104	\$ 639,900	
	1107	1	2	2Ens	13	89		15	E	P15	117	\$ 644,900	SOLD
	1108	1	2	2Ens	13	89		15	E	P16	117	\$ 644,900	SOLD
BUILDING B	2101	1	2	2	13	89		15	A	P28	117	\$ 644,900	
	2102	1	2	2	15	87		15	A	P29	117	\$ 644,900	
	2103	1	2	1	13	59		11	B	P30	83	\$ 625,900	
	2104	1	2	1	13	59		9	B	P31	81	\$ 625,900	
	2105	1	2	2	14	72		14	C	P32	100	\$ 637,900	
	2106	1	2	2	14	77		14	D	P33	105	\$ 629,900	
	2107	1	2	2Ens	14	89		15	E	P34	118	\$ 635,900	
	2108	1	2	2Ens	13	89		15	E	P35	117	\$ 635,900	
APARTMENTS	1201	1	2	2	13	89		15	A	P17	117	\$ 655,900	
UPPER LEVEL	1202	1	2	2	13	87		15	A	P18	115	\$ 655,900	
BUILDING A	1203	1	2	1	13	59		11	B	P19	83	\$ 635,900	
	1204	1	2	1	13	59		9	B	P41	81	\$ 635,900	
	1205	1	2	2	13	72		14	C	P42	99	\$ 647,900	
	1206	1	2	2	13	77		14	D	P43	104	\$ 649,900	
	1207	1	2	2Ens	13	89		15	E	P44	117	\$ 655,900	
	1208	1	2	2Ens	13	89		15	E	P45	117	\$ 655,900	
BUILDING B	2201	1	2	2	13	89		15	A	P36	117	\$ 655,900	
	2202	1	2	2	13	87		15	A	P37	115	\$ 655,900	
	2203	1	2	1	13	59		11	B	P38	83	\$ 635,900	
	2204	1	2	1	13	59		9	B	P39	81	\$ 635,900	
	2205	1	2	2	13	72		14	C	P40	99	\$ 647,900	
	2206	1	2	2	13	77		14	D	P54	104	\$ 649,900	
	2207	1	2	2Ens	13	89		15	E	P55	117	\$ 655,900	
	2208	1	2	2Ens	13	89		15	E	P56	117	\$ 655,900	

Townhouses

STAGE	UNIT	LEVELS	BEDS	BATH	CAR SPACE	(sqm)	(sqm)	(sqm)	TYPE	P.O.S	TOTAL (sqm)	PRICE	SOLD
TOWNHOUSES	TH01	2	3	2 + Powder	2	72	71	14	TH	48	205	\$ 719,900	
	TH02	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 719,900	
	TH03	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 719,900	
	TH04	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 719,900	
	TH05	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 719,900	
	TH06	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 719,900	
	TH07	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 719,900	
	TH08	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 719,900	
	TH09	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 719,900	
	TH10	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 719,900	
	TH11	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 719,900	
	TH12	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 739,900	
	TH13	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 739,900	
	TH14	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 739,900	
	TH15	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 739,900	
	TH16	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 739,900	
	TH17	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 739,900	
	TH18	2	3	2 + Powder	2	72	71	14	TH	31	188	\$ 739,900	
	TH19	2	3	2 + Powder	2	72	71	14	TH	42	199	\$ 759,900	
	TH20	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 759,900	
	TH21	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 759,900	
	TH22	2	3	2 + Powder	2	72	71	14	TH	35	192	\$ 759,900	
	TH23	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 759,900	
	TH24	2	3	2 + Powder	2	72	71	14	TH	12	169	\$ 759,900	
	TH25	2	4	2 + Powder	2	77	67	14	TH	38	196	\$ 779,900	
	TH26	2	4	2 + Powder	2	77	67	14	TH	28	186	\$ 779,900	
	TH27	2	4	2 + Powder	2	77	67	14	TH	58	216	\$ 779,900	
	TH28	2	4	2 + Powder	2	77	67	14	TH	36	194	\$ 779,900	
	TH29	2	4	2 + Powder	2	77	67	14	TH	24	182	\$ 779,900	
	TH30	2	4	2 + Powder	2	77	67	14	TH	36	194	\$ 779,900	
	TH31	2	4	2 + Powder	2	77	67	14	TH	37	195	\$ 799,900	
	TH32	2	4	2 + Powder	2	77	67	14	TH	23	181	\$ 799,900	
	TH33	2	4	2 + Powder	2	77	67	14	TH	24	182	\$ 799,900	
	TH34	2	4	2 + Powder	2	77	67	14	TH	24	182	\$ 799,900	
	TH35	2	4	2 + Powder	2	77	67	14	TH	23	181	\$ 799,900	
	TH36	2	4	2 + Powder	2	77	67	14	TH	23	181	\$ 799,900	
	TH37	2	4	2 + Powder	2	77	67	14	TH	39	197	\$ 799,900	SOLD



Investment Property Building FAQ

What type of Contract do these properties have?

These properties have an unconditional contract. A deposit of 10% is paid when the contract is unconditional.

How much is the Rental Guarantee? How long is it valid for?

5% Rental Guarantee. It is valid for 12 months from the settlement date.

How do you screen the builder?

The builder has a perfect QBCC record and solid ASIC history. Cameron Bird Property Group only recommends builders with a proven track record of on-time, on-budget projects.

Will the new home be tenant-ready? Are there any additional costs?

No surprises, no extra costs. Your investment property will be tenant-ready as soon as construction is finished, with everything needed for tenants provided by our builders.

Do you offer pre and post-settlement handover support?

Yes, we'll be with you from contract to handover and first tenancy, assisting with your depreciation schedule and guiding you through pre-handover inspections.

Do you have recommended third-party professionals you can recommend?

Yes, we have strong, long-term relationships with top conveyancers, finance brokers, financial planners, insurance brokers, building inspectors, and quality surveyors.

What do I need to proceed?

Talk to a Property Investment Specialist to secure your preferred property. Complete the Expression of Interest Form and email it with your ID and proof of a \$1,000 deposit to your specialist. Get in touch with our team today via phone, email or book a call at a time that suits you.

Phone: (07) 3871 2500

Email: info@cameronbird.com.au

Book a call [here](#)

The Next Step

Expression Of Interest

Ready to take the next step in growing your property portfolio?

The Expression of Interest form is used to formally remove your preferred property from the market. This allows you additional time to complete your due diligence without running the risk of losing your preferred lot.

A \$1,000 deposit is paid into the developer's trust account. Once your EOI and payment are confirmed, your chosen property is reserved for you. This form isn't a binding contract but shows your genuine intent to buy.

Download the form or print the next page, complete it with your details and scan it back to info@cameronbird.com.au and we will be in contact soon.

We are here to support you throughout the entire purchase and can arrange both physical and virtual inspections of our recommended properties.

**Contact us with your queries on
(07) 3871 2500 or email info@cameronbird.com.au**

[Download Editable EOI Form](#)

Forecasts and estimations have been based on research completed by The Cameron Bird Group. Please get in touch with our office to discuss our research in more detail. Please also consult your accountant to review your financial analysis and discuss the suitability of this property to your individual circumstances before entering into a purchase contract. No reproduction is allowed. All copyright reserved: Your Property Partners Australasia. Strictly for Cameron Bird consultants only, not permitted for use by external property agents.

Expression Of Interest Form

PROPERTY DETAILS

Development
Name/ Address

Lot No.

Price

(AUD)

Holding
Deposit

Deposit Method



PURCHASER DETAILS

Please provide full name(s) of all purchaser(s). If purchasing in a trust/company/SMSF, please state its full legal name.

Buyer 1

% Ownership:

Buyer 2

(If applicable)

% Ownership

Address

Suburb

State

Postcode

Mobile 1

Mobile 2

Email 1

Email 2

Is the purchaser a foreign buyer?

Is the purchaser FIRB eligible?

The purchaser is...

☐

an Owner/Occupier

☐

an Investor

☐

a Trust/Company/SMSF

SOLICITOR/CONVEYANCER DETAILS

Company

Contact

Email

Phone

Address

☐

Cameron Bird Property Group to recommend solicitor

Any special
requests?

Consultant
Name

Date

In order to secure your chosen property you are required to pay a refundable holding deposit (value stated above).

The Expression of Interest form is used to formally remove your preferred property from the market. This allows you further time to complete your due diligence without running the risk of losing your preferred lot. It is not binding on the buyer or the seller of the development.

Should completed Contracts of Sale not be received by Cameron Bird Property Group within a reasonable time of the buyer receiving them, the property will be placed back on the open market and any deposit monies refunded.

Holding deposit account details

Pine Lawyers Trust Account
CBA
BSB: 064 000
ACC: 1611 7644

☐

I/we have paid the holding deposit

Please complete and save this form before emailing to info@cameronbird.com.au



CAMERON BIRD

PROPERTY GROUP

www.cameronbird.com.au
info@cameronbird.com.au
(07) 3871 2500