

The Cameron Bird Group Property Information Pack

Established Brisbane Apartments **Mount Gravatt, Queensland**



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Investment Checklist

- Ideal Mount Gravatt Location – Just 10km from Brisbane CBD
- Established 2 Bedroom Properties - Ready for Quick Settlement
- Urban Living with City Convenience
- Boutique Low-Rise Development of 21 Modern Apartments (Only 7 Available)
- Affordable at \$619,900 – Exceptional Value
- \$10,000 Developer Incentive
- Low 1% Vacancy Rate (SQM Research, August 2024)
- 5.45% Rental Yield – Excellent Returns
- Rapid Population Growth Projected for Brisbane
- Infrastructure Projects Boosting Connectivity and Local Economy
- New Jobs and Economic Drivers = Opportunities and Population Growth
- Capital Growth Potential – Positioned in a Rising Market
- High Rental Demand and Yield – Consistent Rental Income Opportunities
- Nearby Amenities – Schools, Shopping, and Hospitals Within Reach
- Public Transport Access – Convenient Bus and Train Services with Bus to CBD every 7-15 Minutes

Don't miss out on these fast-selling established apartments! With only 7 apartments left, now is your chance to secure your dream investment property. Act quickly—complete the EOI form at the end of this Information Pack and lock in your future today!



**Completed Spacious
Apartments in Mount Gravatt**



Modern Open-Planned Living



High-Quality Finishes



Brisbane, Queensland

Macro Location Overview

The property market in Brisbane is booming and this house price growth is projected to continue. Leading economists comment that Brisbane's growth is outpacing many other Australian cities, with ANZ Bank forecasting a 9-10% increase in Brisbane property prices in 2024, fueled by rapid population growth. The ABS projects that by 2041, South East Queensland will welcome an additional 1.5 million residents, with an average of 75,000 new people moving to the region each year.

To handle this growth, the Queensland Government projects 630,000 new homes will be needed over the next 20 years and has allocated \$134 billion in infrastructure investments, which are expected to create around 930,000 jobs by 2031.

Demand is especially high for quality homes in the inner and middle suburbs, which are likely to see better growth than cheaper properties in the outer suburbs. Now is the time to get into the market before prices exceed affordability.



Rental Crisis = Strong Demand for Quality Homes



Massive Billion Dollar Investment in Infrastructure



Rapid Population Growth Projected

Leading Infrastructure Projects

The Queensland Government is investing billions into transforming Brisbane, earning it the reputation as Australia's "infrastructure capital." Here are some of the most significant projects driving this transformation:



Melbourne to Brisbane Inland Rail
\$10 billion



Cross River Rail
\$5.4 billion



Queen's Wharf
\$3.6 billion



Brisbane Live Precinct
\$2 billion



Waterfront Brisbane
\$2.5 billion



Brisbane Metro
\$1.2 billion



2032 Brisbane Olympic Games

Significant infrastructure investment is being made in new infrastructure for the 2032 Brisbane Olympic Games

Brisbane's role as the 2032 Olympic host offers great opportunities to fast-track development across Queensland. New sports venues are being developed to meet community needs, including multi-purpose infrastructure like athlete villages.

With \$7.1 billion in venue infrastructure co-funded by the Australian and Queensland Governments, these projects will reshape key precincts, leaving a lasting legacy beyond the Olympics. The Games will drive growth across Brisbane, the Sunshine Coast, and South East Queensland, making the region more sustainable. Experts predict there will be a property boom for Brisbane similar to what was seen after the 2000 Sydney Olympics. Now is the time to get into the Brisbane property market, before the boom.



Brisbane City Aerial View



Olympic Aquatic Centre



Opening Ceremony, The Gabba





Mount Gravatt

Micro Location Overview

Located just 10km from Brisbane's CBD, Mount Gravatt is experiencing a property growth cycle, with rising prices for both houses and apartments. Rents are also climbing in this well-positioned suburb, making it a prime area for investment.

A nature-filled suburb on Brisbane's southside, Mount Gravatt is perfect for those who enjoy hiking, cafe hopping and exploring suburban quirks. Humbly positioned amongst Holland Park, Mount Gravatt East, Upper Mount Gravatt and Mansfield, Mount Gravatt is home to an array of southside attractions loved by locals and visitors. From the Outlook Reserve to the quaint shops and cafes along Logan Road, Mount Gravatt is very attractive for families and couples.

Over the past 12 months, Mount Gravatt has seen a 24.4% median apartment price growth with rental yields at a strong 5% (Realestate.com), house price growth has also risen significantly over the past 12 months. There is unprecedented demand for the suburb due to its great location and proximity to key facilities and the Brisbane CBD. Households in Mount Gravatt are predominantly couples with children, many of whom work in professional occupations, making them ideal, reliable tenants for property investors.

Key Suburb Statistics:

- 15,873 people (2021 ABS Census)
- 1% Vacancy Rate (August 2024)
- Median weekly household income: \$2,005
- Median Apartment Price: \$663,500
- Median Apartment Rental Per Week: \$520 Per Week

Great Access and Proximity

Mount Gravatt is a well-located suburb in Brisbane just a short drive away from all the key facilities tenants need to live a life of convenience.

Key Areas

6 minutes to Mount Gravatt Lookout
15 minutes to Brisbane CBD

Schools and Universities

3 minutes to Mount Gravatt State School
4 minutes to St Agnes Primary School
6 minutes to Clairvaux MacKillop College
6 minutes to Griffith University Mount Gravatt Campus
8 minutes to Griffith University Nathan Campus
8 minutes to Queensland Institute of Business and Technology

Shopping

1 minute to Mount Gravatt Plaza
1 minute to Coles Mount Gravatt Plaza
7 minutes to Westfield Mount Gravatt
14 minutes to Sunnybank Plaza

Medical

10 minutes to Greenslopes Private Hospital
11 minutes to QEII Jubilee Hospital

Transport

Bus to CBD every 7-15 minutes



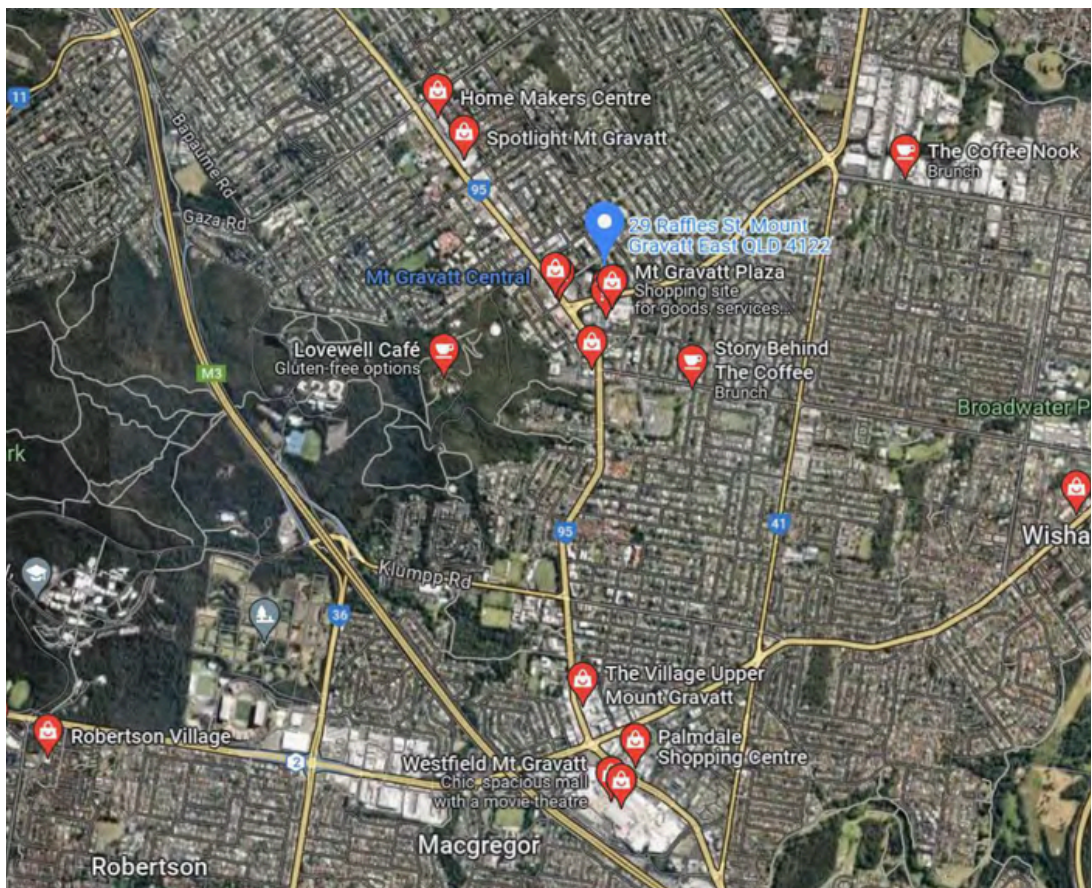
Brisbane CBD



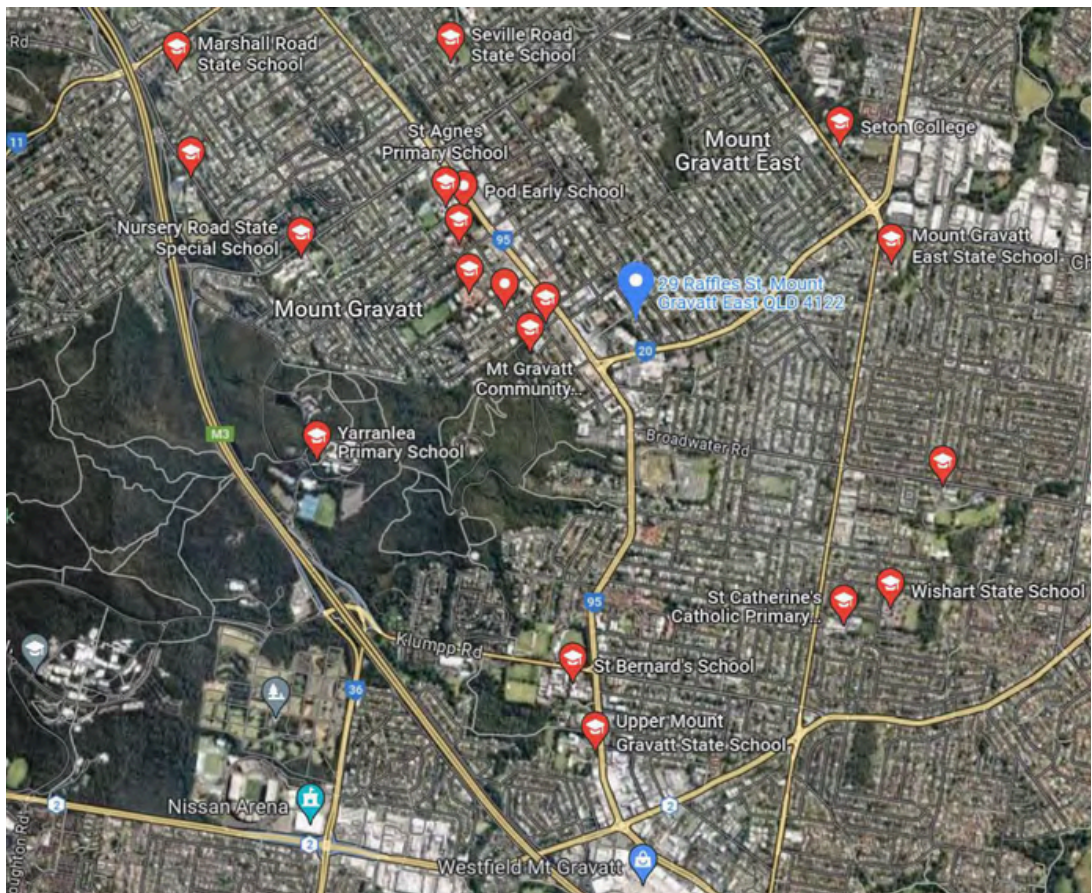
\$465 million QEII Jubilee Hospital Upgrade



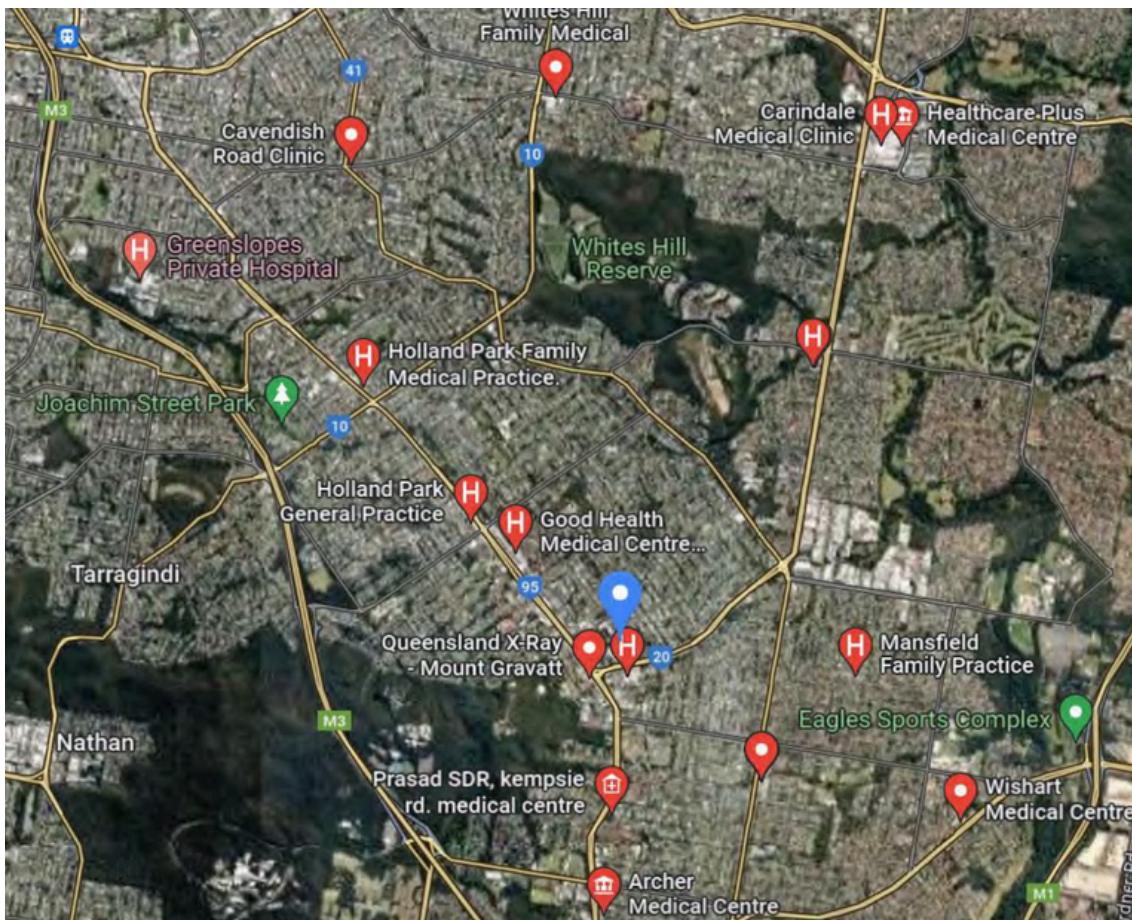
Griffith University Mount Gravatt Campus



Nearby Shopping



Local Schools



Medical Facilities



Griffith University, Mount Gravatt Campus



Mount Gravatt Westfield

Established Brisbane Apartments

Investment Opportunity

These established apartments in Mount Gravatt are an incredible investment. The majority of apartments are already tenanted, meaning you can start receiving rental income right away. They provide easy city access, yet are positioned in the relaxing residential atmosphere of Mount Gravatt.

Property Features

- Completed Apartments, Ready to Settle
- Spacious with 2 Bedrooms, 2 Bathrooms and 1 Car Park
- Quality Built Apartments with Premium Inclusions
- Communal Rooftop Terrace
- Accommodates Assisted Living Requirements
- Stainless Steel Kitchen Appliances
- Private Balcony
- Ducted Reverse Cycle Air-Conditioning
- LED Downlights to All Living Areas and Bedrooms
- Designated Secure Parking



Established Apartments



Open Floor Plan Layout

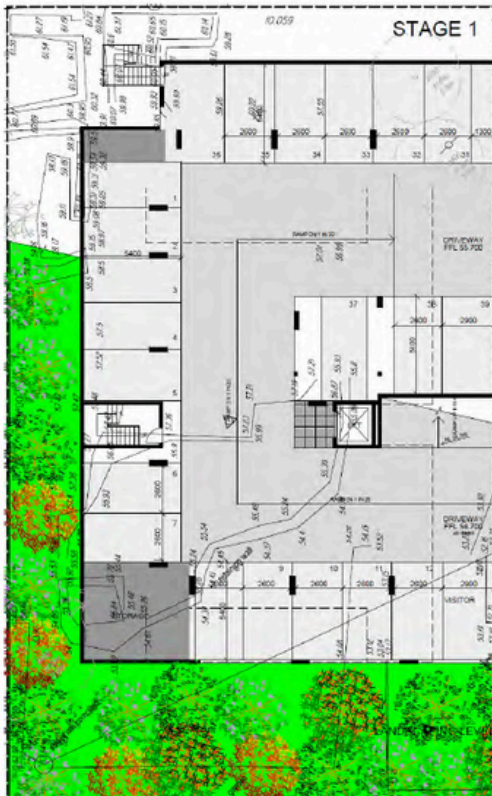


Spacious Bedrooms

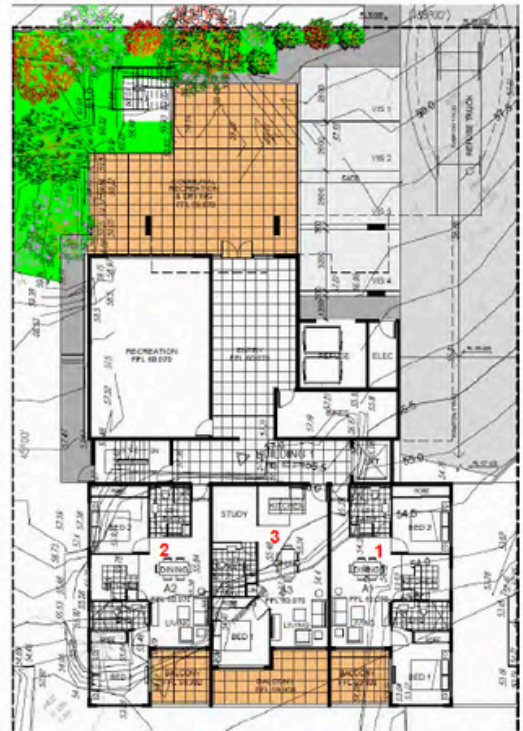
Established Brisbane Apartments

Site Imagery

Apartment Aspect



Ground Floor



First Floor

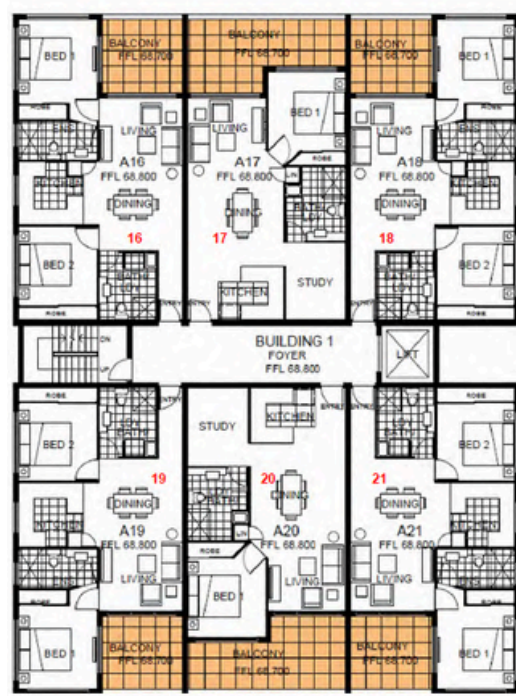


Second Floor

Apartment Aspect



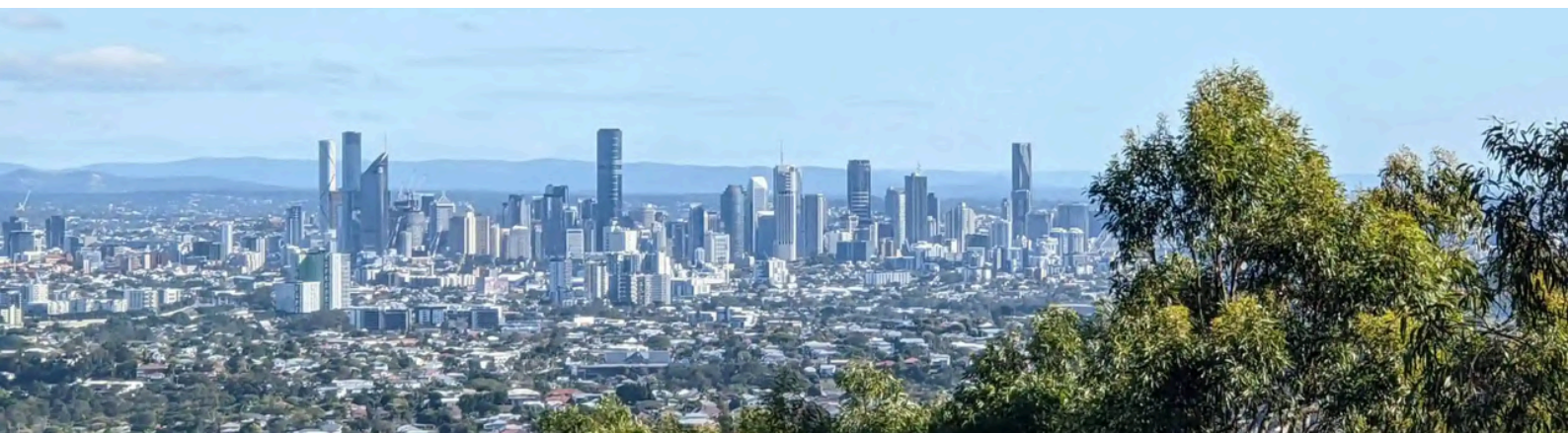
Third Floor



Fourth Floor

Pricing and Availability

Unit No	Address	Suburb	State	Level	Unit position	Apartment Area m ²	Brms	Bath	Car	Body Corp pw	Market Rent per Week	Sale Price
2	29 Raffles Street	Mt Gravatt	Queensland	1	Corner	74	2	2	1	\$66	\$600 - \$690 pw	\$619,900
3	29 Raffles Street	Mt Gravatt	Queensland	1	Middle	71	2	1.5	1	\$66	\$600 - \$690 pw	\$619,900
4	29 Raffles Street	Mt Gravatt	Queensland	2	Corner	74	2	2	1	\$66	\$600 - \$690 pw	\$619,900
5	29 Raffles Street	Mt Gravatt	Queensland	2	Middle	71	2	1.5	1	\$66	\$600 - \$690 pw	\$619,900
6	29 Raffles Street	Mt Gravatt	Queensland	2	Corner	74	2	2	1	\$66	\$600 - \$690 pw	\$619,900
SOLD	29 Raffles Street	Mt Gravatt	Queensland	2	Corner	74	2	2	1	\$66	\$600 - \$690 pw	\$619,900
20	29 Raffles Street	Mt Gravatt	Queensland	4	Middle	71	2	1.5	1	\$66	\$600 - \$690 pw	\$619,900
SOLD	29 Raffles Street	Mt Gravatt	Queensland	4	Middle	71	2	1.5	1	\$66	\$600 - \$690 pw	\$619,900

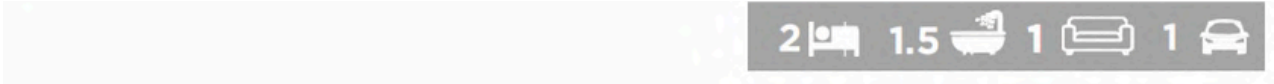


Floor Plans

2 Bedroom, Plan A



2 Bedroom, Plan B



Cash Flow Analysis



CAMERON BIRD
PROPERTY GROUP

INVESTMENT PROPERTY CALCULATOR

2024- 2025 FINANCIAL YEAR

Be

Unit 6 Raffless Street Mount Gravatt QLD - 2 Bed, 2 Bath, 1 Car Apartment.

PURCHASE DETAILS

Purchase Price	\$ 619,900
Deposit Amount	\$ 61,990
Borrowed	\$ 557,910
Conveyancing Fees	\$ 1,980
Stamp Duty (click here to estimate)	\$ 20,920
Transfer & Mortgage Registration Fee	\$ 2,379
Loan Interest Rate	6.00%

INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 650
Annual Rental Income	\$ 33,800
Gross Income	\$ 133,800
Less Deductions	\$ 51,157
New Taxable Income	\$ 82,643

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%

ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 2,800
Body Corporate Fees	\$ 3,432
Landlord Insurance	\$ 450
Property Management Rate	8.80%
Property Management Fees Total	\$ 2,974
Loan Interest Paid	\$ 33,475
Total Cash Expenses	\$ 43,131

TAX DEDUCTIONS

Cash Expenses	\$ 43,131
Depreciation (1 Year Estimate)	\$ 7,550
Borrowing Costs	\$ 476
Total	\$ 51,157

TAX COMPARISON

Tax Payable without Property	\$ 20,788
Tax Payable with Property	\$ 15,581
Tax Savings	\$ 5,207

PRE TAX CASH FLOW -\$9,331 per year

-\$179 per week

POST TAX CASH FLOW

-\$4,124 per year

-\$79 per week

INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

5.45% Gross Rental Yield

11.45% 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

\$620 - \$690 per week



\$620 - \$690 per week

Rental Appraisal

\$600 - \$680 per week

A professional rental appraisal report template. The left side features a vertical image of a modern building facade. The right side contains the report text, which includes a header with the title 'RENTAL APPRAISAL' and the Belouis Realty logo. The report is dated 4th September 2024 and is addressed to 'To whom this may concern,'. It specifies the property as 'Rental Appraisal Unit 2- 29 Raffles Street, Mt Gravatt QLD 4122'. A key feature is a highlighted green box stating the 'income range of \$600 - \$660 per week.' The body of the report provides a detailed explanation of the appraisal process, including factors considered, the range of opinions provided, and the basis of the current market prices. It concludes with a statement of intent to achieve high rent and maintain the property, followed by contact information for Isobel Mutu, Realty Operations Manager.

**RENTAL
APPRAISAL**

**BELOUIS
REALTY**

4th September 2024

income range of \$600 - \$660 per week.

To whom this may concern,

Rental Appraisal Unit 2- 29 Raffles Street, Mt Gravatt QLD 4122

We estimate your property will attract a rental income range of \$600 - \$660 per week.

When assessing the rental of a property, we consider the factors that assist in renting your property promptly. This includes comparison of similar properties, current vacancies, and market trends. Obtaining a realistic rental value ensures that your property is rented as quickly as possible for a better financial return on your investment.

A range of rental opinions is provided, the higher figure represents a rental price which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market price to locate a suitable tenant in a reasonable time frame.

The prices we have included are reflective of the current market and are based on the floor plans supplied and like properties available in the surrounding areas. Please note the rental income range provided may be subject to change and reviewed in six months' time.

Our aim is to achieve a high rent for our lessors and to ensure the property is well maintained during the tenancy.
Our team would be delighted to manage your investment.

If you have any queries, please feel free to contact me.

Kind regards,

Isobel

Isobel Mutu
Realty Operations Manager
E: isobel@belouis.com.au
P: 07 5529 4500

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 fully refundable 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. If you choose not to proceed before the contract is unconditional, the \$1,000 will be fully refunded.

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

Jack Bird

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

Arrow White (QLD) Pty Ltd Law
Practice Trust Account

BSB: 084 961
Account no: 407 077 990

☐

I/we have paid the holding deposit

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



CAMERON BIRD

PROPERTY GROUP

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