

KEY INVESTOR CONSIDERATIONS

INVESTOR REPORT

5,847

PEOPLE IN 2017

1.43% of ACT share

51,400

PEOPLE BY 2041

8.73% of ACT share

2,800

PROPERTIES SOLD IN MOLONGLO

Since 2016

\$1,545

MEDIAN HOUSEHOLD INCOME

2016 Census (ACT Median \$1,297)



39%

LOW
DENSITY

25%

MEDIUM
DENSITY

36%

HIGH
DENSITY



Dwelling type in 2017

2.5

PER HOUSEHOLD

2016 census

\$750,000

MEDIAN HOUSE PRICE

March 2018

\$850,000

MEDIAN HOUSE PRICE

March 2020

FUTURE INFRASTRUCTURE

Denman Prospect and the Molonglo Valley are developing regions. This can be advantageous for investors looking to gain from future capital growth, as infrastructure is developed in the area. Four major infrastructure works are:

Denman Prospect School

Construction on the new Denman School is underway, the primary school is now taking enrolments for 2021. The school will cater for 644 pre-school to year 6 students. The high-school, integrated into the primary school site, is due to open in 2023 and will cater for 600 students in Years 7-10.

Stromlo Forest Leisure Centre

The brand new \$40m leisure centre includes swimming pools, gyms, outdoor leisure, crèche, kiosk and more, set to open in late 2020.

Molonglo River Bridge Crossing

The completion of John Gorton Drive including the Molonglo River Bridge will support the full development of Denman Prospect, Whitlam and the Molonglo Commercial Centre. Once built, the bridge will span 227.5 metres across the region's major river.

Molonglo – Commercial Centre

The suburb of Molonglo is proposed to be the principle commercial hub for the district of the Molonglo Valley. The suburb will accommodate commercial, retail, residential and community facilities and will commence development in the coming years.

POPULATION GROWTH

At the 2016 census, 5847 people were living in Molonglo, with Denman Prospect in the early stages of development. Since then, the region has seen steady growth and development, with Denman Prospect progressing and a new suburb, Whitlam, entering the market. Planned capacity for the region is 55,000 residents.

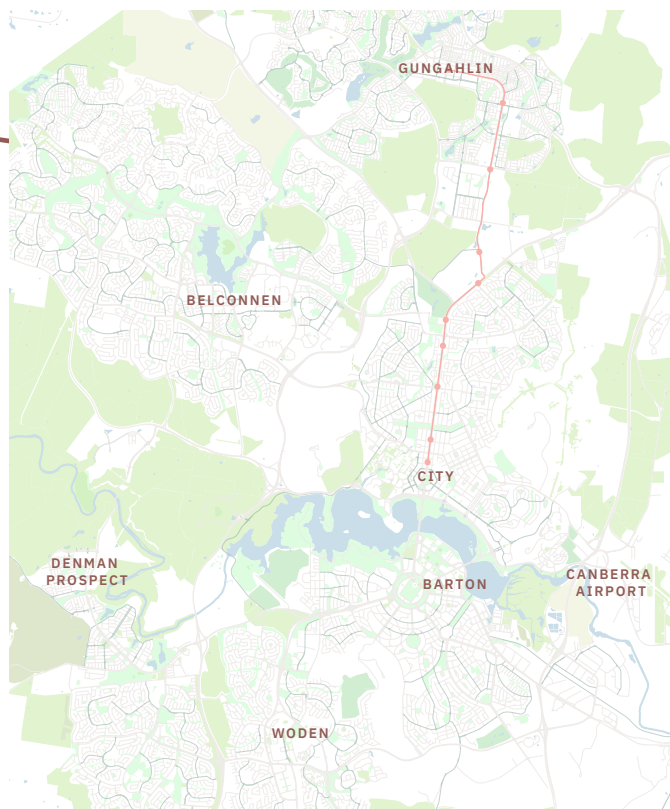
CENTRAL TO EVERYWHERE

Our experience talking with thousands of potential buyers in the Molonglo area is that the region is attractive and popular because of its proximity to almost all major Town Centres and employment areas in Canberra.

DENMAN PROSPECT IS THE REGION'S PREMIUM SUBURB

Being the only privately built suburb in the Molonglo Valley, Denman Prospect offers greater amenity, beautiful elevations and a more family friendly, community focussed environment. Denman Prospect is fast becoming one of the most sought after suburbs in the region.

M A R L U



BELCONNEN TOWN CENTRE
15 MINUTES

WODEN TOWN CENTRE
15 MINUTES

GUNGAHLIN TOWN CENTRE
25 MINUTES

CITY
15 MINUTES

CANBERRA AIRPORT
15 MINUTES

BARTON
15 MINUTES

MARLU

MARLU BY THE NUMBERS

PROPERTY TYPE	SIZE	PRICE	RENTAL ESTIMATE (P.W)	BODY CORP FEES (P.A)	GOVT LAND RATES & TAXES	AVE. DEPRECIATION TAX OFFSET
1 Bed + study (small)	50m ²	\$300,000	\$400 to \$420	\$1850	\$3,350	\$7,100
1 Bed + study (large)	60m ²	\$330,000	\$430 to \$450	\$1,950	\$3,600	\$8,100
2 Bedroom (small)	80m ²	\$400,000	\$500 to \$520	\$2,500	\$3,900	\$10,599
2 Bedroom (large)	90m ²	\$450,000	\$500 to \$520	\$2,500	\$3,900	\$10,600
2 bed + study	100m ²	\$480,000	\$550 to \$570	\$3,150	\$4,100	\$11,500
2 bedroom Townhouse	110m ²	\$520,000	\$550 to \$580	\$2,700	\$4,200	\$11,900
3 bedroom Townhouse	117m ²	\$640,000	\$650 to \$670	\$3,100	\$4,700	\$12,500

CASE STUDY - 1 BEDROOM + STUDY

CASH FLOW

Yearly Rental	\$22,360	\$430.00 (pw)
Yearly Costs (land tax, Rates, Body Corp etc.)	\$7,518	
Yearly Cash Flow	\$14,842	\$285.43 (pw)
Interest Repayments on Loan (20% deposit 3% IR)	\$7,845	
Principal Payments	\$5,512	
Total Loan Repayments	\$13,356	\$256.85 (pw)
Yearly Net Cash Flow (after Loan repayments)	\$1,486	\$28.58 (pw)

DEPRECIATION

"On Paper" Depreciation of Buildings and Fittings	\$10,714
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TAX IMPLICATIONS

Property Income/loss according to ATO	-\$3,717	
Reduction in personal income tax p.a.	\$1,375.14	
Net Cash Flow After Tax p.a.	\$2,861.04	\$55.02 (pw)

CAPITAL GROWTH AND EQUITY

Potential Property value in 5 Years (5% Growth)	\$421,173
Equity in 5 years	\$192,863
Potential Property Value in 10 years (5% Growth)	\$537,535
Equity in 10 years	\$344,280