

BOOK BUILD PROPERTY SUMMARY

Secure Property Investing

Quest Gladstone, Queensland

39- 43 Bramston St



2 Bedroom apartments - \$484,000 - 7% Gross Return

Built in 2009, Quest Gladstone has 42 apartments in total, the majority being 2 bedroom twin key apartments as well as several 1 and 3 bedroom plans. Most apartments have balconies and the complex features a community in-ground pool and BBQ area.

Only 600m from the Gladstone CBD and within easy reach of major facilities like the airport, hospital, train station, aquatic centre, Central QLD University and Gladstone boat harbour, the location speaks for itself. Gladstone is at the forefront of the mining boom and with it's naturally deep harbour, is the main export terminal for the LNG industry.

Current Rent: \$652 per week (\$33,926 p.a.) paid monthly in arrears

Lease Terms: Lease to February 2019 with 4 x 5 year options

Rent Increases: Annually by 4% (market rent reviews every 5th Year)
Rent paid regardless of occupancy



No tenant vacancies



No management fees



Built-in rent increases

Owners approx. annual outgoings:

Council & water rates \$2,100

O/C Sinking fund \$1,170

O/C Administration fee paid by tenant

Call Investor Advocate 1300 363 987



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