

BOOK BUILD PROPERTY SUMMARY

Secure Property Investing

Quest Moonee Valley, Melbourne

1 McPherson Street, Moonee Ponds

SOLD



2 Bedroom apartments - \$475,000 - 6.67% Gross Return

Built in late 2006, Quest Moonee Valley (located in Moonee Ponds VIC) has 42 apartments in total, the majority being 2 bedroom apartments as well as several 1 and 3 bedroom plans. Most apartments have balconies & ground floor apartments enjoy garden view terraces. All this only 7km from the Melbourne CBD and a short drive along the freeway to Melbourne Airport and the city tram is only 200 metres away.

All apartments are fitted with full kitchens, laundry facilities, two bathrooms, spacious living areas, built-in robes and have a car park on title. The outdoor common area includes a community BBQ area and in-ground swimming pool. New carpets were installed in all lots in 2014.

Current Rent:	\$609 per week (\$31,681 p/a) paid monthly in arrears
Lease Terms:	Lease to 4/3/2016 with 4 X 5 year options (next option will be exercised)
Rent Increases:	Annually by CPI (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 rates \$1160

Water rates \$650

O/C Sinking fund \$1400

O/C Administration fee paid by tenant

Call Investor Advocate 1300 363 987



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