

**Gardner Road - Rochedale**

**Management Rights**



**Synergy** International  
Real Estate

[www.siremanagementrights.com.au](http://www.siremanagementrights.com.au)



# Opportunity Overview

This off the plan 85 town homes development management rights should return an excellent living for a couple.

The body corporate salary of \$85,000 per year is guaranteed and will increase annually by the CPI. The commission income should be substantial and reliable considering the high rental demand location of Rochedale, the suburb with the top housing price growth for 2013.



# Managers Residence

The on-site managers residence, is a three bedroom, two bathroom, duplex town home of the Southport Contemporary design.

The residence has an office on title, storage room and a double lock up garage. There is split system air conditioning to the living areas and fans to all bedrooms. The kitchen features caesar stone bench tops and is equipped with a Euromaid stainless steel multifunction oven, cooktop, range hood and a stainless steel dishwasher. The sink is stainless steel with flick mixer tap ware.





## Gardener Road - Rochedale



## Location

281 Gardner Street Rochedale is in Brisbane's Southern Growth Corridor just a few minutes drive to the Pacific Motorway and the M1 and is on the cusp of the ever popular suburbs of Eight Mile Plains, Sunnybank, Upper Mount Gravatt and Victoria Point.

This is a great location just 22.5 kilometres to the Brisbane Airport and just a few minutes drive to the Garden City and Carindale Shopping Centres, Brisbane Technology Park, Griffith University, the South East Bus Way Park'n'Ride Terminal, a number of Child Care, Pre School, Kindergarten centres and State and Private Schools.

There will be ongoing employment opportunities in this location due to the planned housing developments over several years.

More Jobs More Tenants.....





# Particulars

<b>Year built</b>	2014 (construction expected to commence soon)
<b>Building type</b>	Three bedroom town homes
<b>No. of units</b>	Permanent: 84 Holiday: 0 Lockups: 0 Outside agents: 0 Owner occupiers: 1 (including managers unit) <b>TOTAL: 85</b> (84 maximum possible in the letting pool)
<b>Occupancy</b>	Expected to be high %
<b>Term of agreement</b>	25 years as of management rights settlement date.
<b>Module type</b>	Accommodation (25 years)
<b>Pets permitted</b>	Yes with Body Corporate approval
<b>Office hours</b>	None In caretaking agreement: No
<b>Office / Reception</b>	Attached on title
<b>Office description</b>	Attached at side of managers unit with separate front entrance and attached store room with roller door at rear.
<b>Software</b>	REI Master Property Management software
<b>Extra facilities</b>	<ul style="list-style-type: none"> <li>• Pool</li> <li>• BBQ</li> </ul>

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# Investment Highlights

- 85 unit complex off the plan.
- All three bedroom, two bathroom town homes.
- Top quality managers unit with attached office.
- Low 3.76 multiplier based on agent's projections subject to variations in the rental market.
- No set office hours.



# Financials

<b>Body Corporate company</b>	QBS Strata Management Pty Ltd
<b>Body Corporate remuneration</b>	\$85,000 (adjusted annually to CPI)
<b>Average rent rates</b>	\$400 projected* (subject to variations in the rental market)
<b>Net profit</b>	\$234,440 (projected on the maximum possible 84 units in the letting pool)* (subject to variations in the rental market)*
<b>Unit price</b>	\$470,000
<b>Business price</b>	\$882,000 + GST (subject to adjustment for each unit not sold to an investor)*
<b>Price</b>	<b>\$1,352,000</b> (Including unit) + GST on the business (subject to an adjustment for each unit not sold to an investor)*

