

Management Rights
Information Memorandum
Chermside





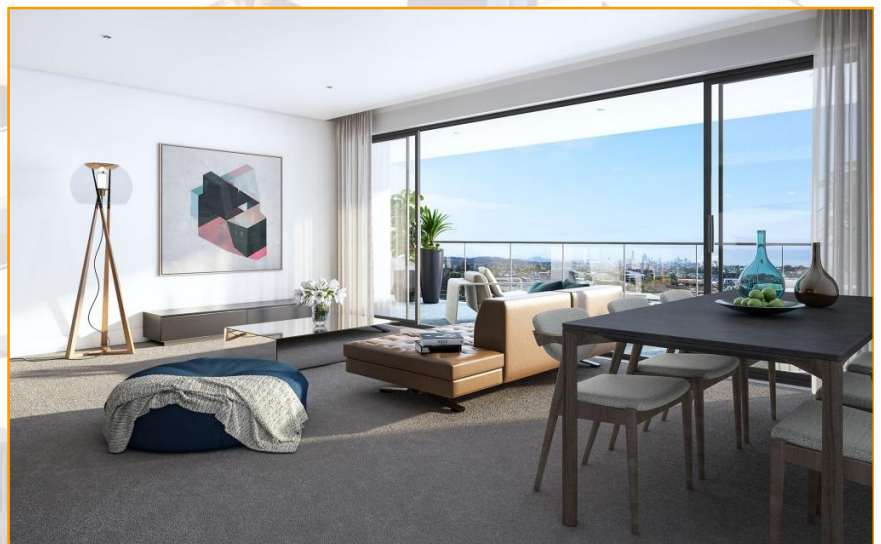
SIRE Management Rights is delighted to exclusively offer Brisbane's most desirable off the plan management rights to hit the market.

This is a rare opportunity to secure a large netting corporate management rights in Chermside.

Located 10km from the Brisbane CBD with strong employment drivers, Chermside's forecast population growth will continue to support future development in the area.

Demand for short-term accommodation in Chermside is driven primarily by business followed by hospital stays, relocations and leisure.

Ground floor retail is boosted further with Westfield shopping centre, a few seconds from your doorstep, offering a wide variety of products and services. Just remember, it's all about convenient access to facilities and living in style and comfort.



Executive Summary

Expected Completion:	December 2017	
No. of Units:	Permanent:	
	Short Term:	88 Keys @ 74% occupancy after 3 years
	Lock ups:	
	Outside agents:	
	Owner occupiers:	
	TOTAL: 94 Units, 98 Keys (89 per cent expected in the letting pool)	
Terms of Agreement:	New 25 years agreement	
Module:	Accommodation (25 years)	
Pets Permitted:	TBA	
Office Hours:	Yes, TBA	
Office / Reception:	On Title, Spacious	
Software:	Your choice	
Extra facilities:	<ul style="list-style-type: none"> • 1 Swimming pool 	
BCM Company:	QBS Strata Management	
Body Corporate Remuneration:	\$126,900 (Adjusted Annually with CPI Increase)	
Net Profit:	\$624,663 (Includes Body Corporate Remuneration)	
Office:	Separate Title, 12m2 - \$120,000	
Manager's Unit:	Apartment 001, 2 bed, 2 bath, private courtyard, single car park - \$450,000	

OFFERING:- The management rights and associated real estate of the development are being offered off the plan.

SALE TYPE:- Offers are invited via expressions of interest. Interested parties must complete an 'expressions of interest form, to be provided by the agents.

ENQUIRY:- All enquiries are to be directed via the exclusive agency SIRE Management Rights, 0404 331 310, sales@siremanagementrights.com.au , www.siremanagementrights.com.au ,

CONFIDENTIALITY:- All interested parties will be required to complete confidentiality agreements and/or privacy statements, to be provided by the agent.

INSPECTIONS:- Site inspections are strictly by appointment and can be arranged by contacting the agent.