

# RESIDENTIAL APARTMENTS

6-10 Lutana Street, Stafford, QLD 4053



## DESCRIPTION

**Positioned opposite a park will sit the Lutana Apartments** a site which is going to comprise of 16 residential apartments each of two (2) bedrooms, two (2) bathroom configuration with single car park.

Each of the apartments are to be of similar configuration having central open plan kitchen/living/dining areas with direct access onto both the front and rear decks via concertina doors. Hallways have been minimized in the design with the kitchens being a galley style off the living areas and the two bedrooms accessed directly from the living areas and/ or the kitchen. Bedroom one will have direct access onto the deck.

Lifestyle living with parks and sporting facilities nearby and only minutes walk away from Stafford City precinct (which includes a supermarket, AMC Cinemas, plus 75 speciality stores)

## INVESTMENT BENEFITS

|                                  |                                |
|----------------------------------|--------------------------------|
| <b>12 Month Growth</b><br>20.0%* | <b>Annual Growth</b><br>12.5%* |
| <b>Rental Yield</b><br>5.0%^     | <b>Rental Vacancy</b><br>1.6%# |

7 km's from Brisbane CBD and a highly desirable area for tenants to live with close proximity to city, private schools, shopping and restaurants

Brisbane prices will rise 22% over the next three years, faster than any other Capital City.\*  
*Source BIS Shrapnel*

Brisbane is also the fastest growing Capital City in Australia in terms in population growth. The current population is over 1.8 million.

Brisbane currently enjoys an economic growth rate just under 5 per cent per year – well above the Australian average.

### SOURCE

- \* Australian Property Monitors – February 2009
- ^ Appraisal by Local Real Estate Agent
- # REIA

# PROJECT SUMMARY



|                                 |  |
|---------------------------------|--|
| Project Name                    | Lutana Apartments  |
| Project Location                | 6-10 Lutana Street, Stafford QLD 4053                                  |
| Construction Commencement Date  | March 2009   |
| Completion Date                 | November 2009  |
| Sunset Date                     | 31 January 2010  |
| Project Description             | 2 Buildings comprising 2 upper levels with 16 x two bedroom apartments |
| Aviate Group investor selection | 6 x two bedroom apartments   |
| Size range                      | 73sqm internally<br>20sqm externally                                   |
| Car park                        | Designated car space with remote sliding access gate                   |
| Market Price                    | \$425,000 to \$450,000   |
| Aviate Price                    | \$415,000 to \$425,000   |
| Settlement Date                 | December 2009  |



Images are for illustration purposes



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