

RESIDENTIAL APARTMENTS

24-26 Merri Street, Brunswick

mero



DESCRIPTION

Brunswick Lifestyle. A haven amidst the hustle and bustle of Melbourne's most desirable suburb, Mero offers the ultimate in inner city living. Perfectly positioned, Mero is ideally placed off Sydney Road Brunswick.

Brunswick is literally bursting with life. The streets are lined with fashionable cafes, bars and eateries, art galleries, boutiques, trendy retail outlets, old fashioned milk bars and specialist stores. Trendy yet unpretentious, vivacious yet relaxed – Brunswick has everything at your fingertips.

With a limited selection of brand new apartments, this boutique development of 21 delivers a fresh, urban flavor to an area steeped in culture and tradition.

INVESTMENT BENEFITS

24 Month Growth
18.0%*

Annual Growth
18.1%*

Rental Yield
4.65 to 4.8%[^]

Rental Vacancy
1.5%#

Boutique development of only 21 apartments with basement parking on title and lift access.

Settlement not due until end of 2010

Development sits within 3.5km of the CBD in an area recognized as one of the top 10 'hotspots' for property investment in the country

The suburb is changing rapidly and is already considered one of the foremost cultural and artistic areas on Melbourne City.




SOURCE

* Australian Property Monitors – February 2009

[^] Appraisal by Local Real Estate Agent

REIA

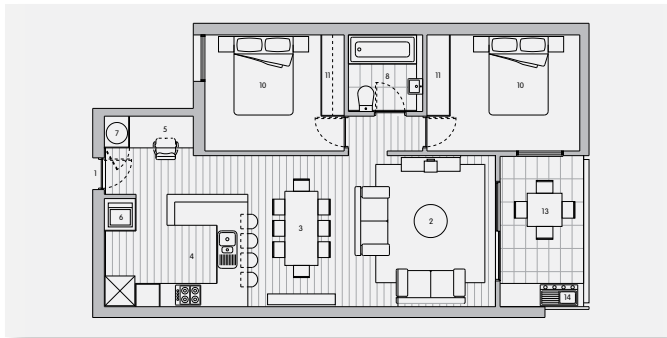
PROJECT SUMMARY

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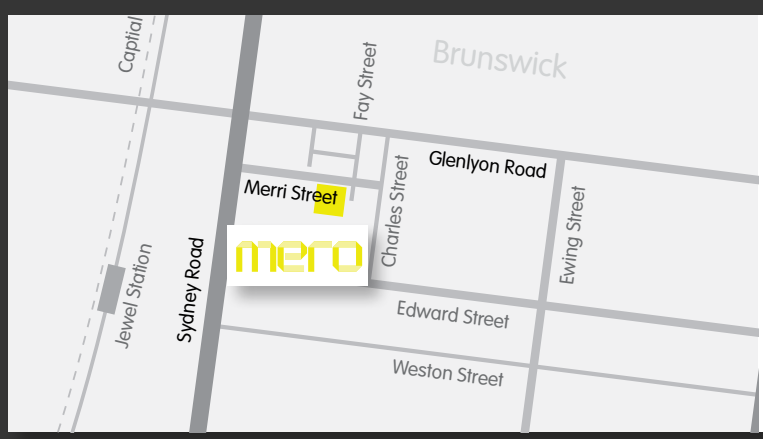
Project Name	Mero Apartments
Project Location	24-26 Merri Street, Brunswick
Construction Commencement Date	August 2009 (18 month construction)
Completion Date	February 2011
Sunset Date	3 years
Project Description	Boutique Development of 21 apartments over 4 levels
Aviate Group investor selection	5 x 2 bedroom + study, 2 bathroom, 1 car apartments 7 x 2 bedroom + study, 1 bathroom, 1 car apartment
Size range	79.5sqm to 95sqm
Car park	1 car space per residence
Valuation & Aviate Price	\$475,000 to \$515,000
Settlement Date	March 2011



Images are for illustration purposes



TYPICAL FLOOR PLAN



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