

CONDOMINIUMS — LOFTS

# DEL-REY

COOMBS — MOLONGLO VALLEY

## Why invest in Del-Rey Coombs?

Considering investing in Del-Rey? Here's some compelling data that might make that decision a little easier...

### Infrastructure projects.

Millions of dollars have been invested in the region and millions more are proposed to ensure residents have access to amazing facilities:

- The proposed village centre for Coombs and Wright will be the beating heart of the area. A village square lined with shady trees will be a perfect backdrop for outdoor dining venues, markets and concerts.
- Multi million dollar, architect designed Denman Village Shops.
- The future suburb of Molonglo will be constructed close to Coombs, and is planned to be the commercial hub of the Molonglo Valley region.
- \$36 million Stromlo Leisure Centre featuring lap pool, children's pools, gym and much more.
- Canberra's very own world class adventure facility that is Stromlo Forest Park, boasting a 1.2km road criterium cycling track, a 2.5km cross country track and a network of mountain bike trails and equestrian trails.
- \$6 million Ridgeline Park and Playground.
- The multi million dollar Holdens Creek Playground is currently under construction.

### Price growth

Canberra unit prices are predicted to continue to increase in 2022.

### High Wages

Canberra has the highest average wage in the nation. This directly links to higher rents.

### High rental yield.

Canberra has some of the highest rental yields in the country.

### Low vacancy rate

Canberra has one of the lowest vacancy rates in the nation.

### Stamp duty.

For investors, stamp duty is tax deductible for ACT properties.

### A strong economy.

Canberra is home to over 50 federal government agencies and 25,000 private companies, and has one of the lowest unemployment rates in the nation.

### Blue Ribbon Location.

Del-Rey site is located on one of the finest blocks of land within this prime suburb and features amazing mountain and water views. Set opposite park land it is surrounded by Holdens Creek & Pond, the Molonglo River and various playgrounds

### Quality schools.

Close by is the brand new Evelyn Scott School which opened to pre-primary and primary school students in 2021, and in 2023 it will open to high school students to Year 10. Charles Weston Primary School is also close by, and Canberra College at Phillip is a short drive away for students in year 11 & 12. For tertiary students, both ANU and University of Canberra are only 15 minutes away by car. A nearby site has been set aside for a private school.

### Convenient Location.

Coombs is within a 15 minute drive to most locations around Canberra, including the Canberra City Centre, Belconnen Town Centre and Woden Town Centre. There is a regular high speed bus service from Coombs to the city centre.

### Located in the Molonglo Valley region.

The adventure capital of Canberra with loads of outdoor activities on your doorstep.

### Del-Rey is a boutique low-rise development.

No sprawling high rise apartments here.



Sources: ACT Government, Core Logic & Domain

# Typical property types available at Del-Rey Coombs

Below table summarises typical property types, sizes, price range and forecast rental figures at the Del-Rey Coombs

PROPERTY TYPE	INT SQM	EXT SQM	TOTAL SQM	PRICE BRACKET	RENT P/W
2 Bed 1Bath 1Car (2B.7)	55	8	63	\$420K to \$440K	\$480 - \$500
2 Bed 1Bath 2Car (2B.5)	65	21	86	\$480K to \$500K	\$540 - \$560
2 Bed 2Bath 2Car (2BE.5)	73	9	82	\$540K to \$560k	\$600 - \$620
3 Bed 2Bath 2Car (3BE.2)	81	7	88	\$620K to \$640k	\$660 - \$680

## Depreciation

PROPERTY TYPE	AVG PRICE	PLANT & EQUIP	DIVISION 43	TOTAL
2 Bed 1 Bath 1 Car (2B.7)	\$430,000	\$5,100	\$5,350	\$10,450
2 Bed 1 Bath 2 Car (2B.5)	\$490,000	\$5,321	\$6,646	\$11,967
2 Bed 2 Bath 2 Car (2BE.5)	\$550,000	\$5,529	\$7,204	\$12,733
3 Bed 2 Bath 2 Car (3BE.2)	\$630,000	\$5,936	\$8,494	\$14,430

Depreciation of plant is based on the Diminishing value method applying low-value pooling in Year 1. Division 43 allowance is calculated using 2.5% depending on the property type and date of construction. Source: BMT Tax Depreciation

## Property investment analysis

	2 BED 1 BATH 1 CAR	2 BED 1 BATH 2 CAR	2 BED 2 BATH 2 CAR	3 BED 2 BATH 2 CAR
PURCHASE PRICE	\$430,000	\$490,000	\$550,000	\$630,000
ESTIMATED RENT P/W	\$490	\$550	\$610	\$670
DEPOSIT (10%)	\$43,000	\$49,000	\$55,000	\$63,000
GROSS RENTAL YIELD	5.9%	5.8%	5.8%	5.5%

Inflation rate 3% Interest rate 3% Marginal Tax rate 37% Applicable to incomes between \$120,001-\$180,000  
Stamp Duty - For investors, stamp duty is tax deductible for ACT properties. Rental figures as provided by Maloney's Property, Kingston.

## Cost/(Income) per week

1 YEAR	(187)	(270)	(256)	(317)
2 YEAR	(126)	(193)	(181)	(213)
3 YEAR	(125)	(195)	(181)	(214)
4 YEAR	(126)	(198)	(184)	(218)
5 YEAR	(131)	(205)	(190)	(226)

Above table outlines net income (net cash flow into your pocket) per week after tax. These figures are calculated as pre tax cash flow amounts less any tax credits assuming tax refunds are issued in the same year in which they are based.

## Investment Cost Analysis

2 Bed | 1Bath | 1Car — with a 10% Deposit - Year 1

INCOME/EXPENSE	PAYMENT MODE	37% MARGINAL TAX
TOTAL EXPENSES	Aggregate Costs of running Investment (Mortgage, Rates, Land tax, Body Corporate, Agent Fees, Insurance, Water & Sewerage)	\$20,610
TOTAL REVENUE		
TENANT	Rent	\$24,990
ATO	Tax saving	\$5,321
YOU	Profit (After Tax)	\$9,701

2 Bed | 2Bath | 2Car — 10% Deposit - Year 1

INCOME/EXPENSE	PAYMENT MODE	37% MARGINAL TAX
TOTAL EXPENSES	Aggregate Costs of running Investment (Mortgage, Rates, Land tax, Body Corporate, Agent Fees, Insurance, Water & Sewerage)	\$23,850
TOTAL REVENUE		
TENANT	Rent	\$31,110
ATO	Tax saving	\$6,672
YOU	Profit (After Tax)	\$13,932