



Brooklyn

5 1 3 1

Features

- 3/2 Bedrooms with B.I.R's
- Ensuite to Master Bedroom with W.I.R/Built-in
- Open plan Family / Dining / Kitchen
- Covered outdoor entertaining area
- Modern and stylish facade
- Modern Kitchen with Breakfast Bar
- Single lock-up garage with internal entry.
- Built-in Laundry
- Ceiling fans throughout

Dimensions

Total Area	233.84m ²
Total Squares	25.17sq
House Width	13m
House Length	23.00m



26 April 2021

APPRAISAL OF RENTAL VALUE

Park Ridge Quarter Estate

Park Ridge QLD 4125

3 + 2 Dual

As the market leader in property management services for investors, MPM Property are proud to offer you a rental appraisal in this premium residential estate.

Key design features of your new Choice Homes Property:

DUAL OCCUPANCY UNITS each comprising:

Bedrooms with Built in robes & ceiling fans	Covered outdoor entertaining area
Single lock-up remote garage or carport	Tiled air-conditioned living & dining
Brand-New lowset units	Fenced & landscaped yard

Our team would be delighted to manage your investment and work towards ensuring your property is achieving the best possible rental price and maximising your return on investment.

After careful consideration and thorough research, we believe that your property in the Madison Estate, Park Ridge could expect to achieve a **Total of \$710 - \$730** per week made up as follows:

<i>Unit 1</i>	<i>3 Bedrooms w/Ensuite</i>	<i>\$390 - \$400 per week</i>
<i>Unit 2</i>	<i>2 Bedroom</i>	<i>\$320 - \$330 per week</i>

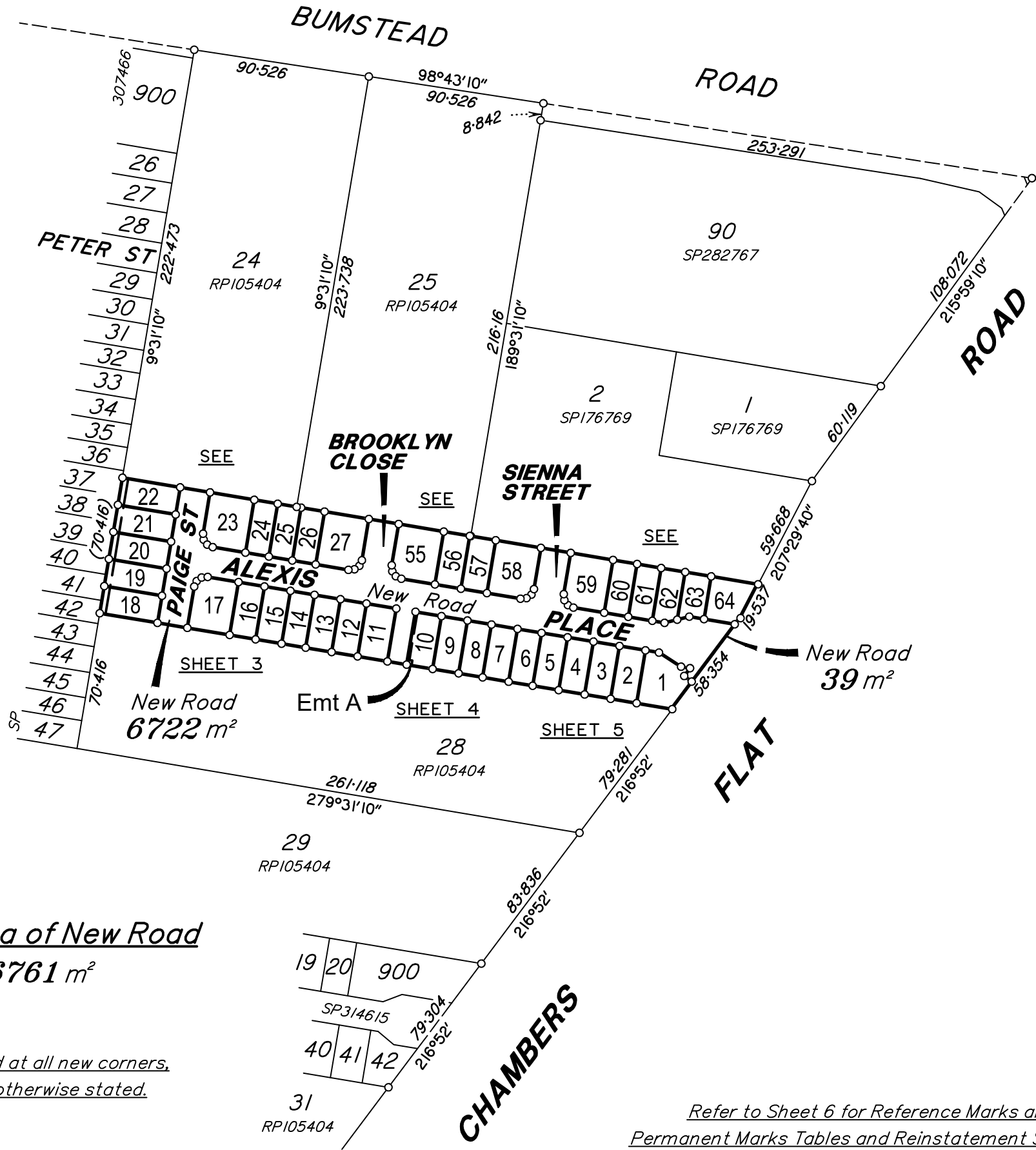
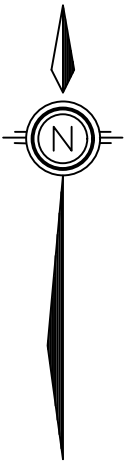
As a client of MPM Property we want to ensure you are kept fully updated with the market. Prior to the completion of your investment property (approximately 12-14 weeks), we would be happy to provide you with a current update.

If you have any questions, we are happy to assist you. Please contact us or email clientmanager@mpmproperty.com.au. We look forward to speaking with you again soon.

Kind Regards,



Chris Guy
Client Manager



Total Area of New Road
6761 m²

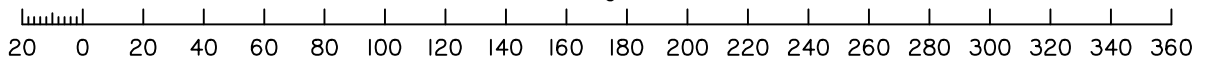
*Peg placed at all new corners,
unless otherwise stated.*

*Refer to Sheet 6 for Reference Marks and
Permanent Marks Tables and Reinstatement Summary*

MGA COORDINATES GDA-94

STN	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS

Scale 1: 2500 – Lengths are in Metres.



THIS IS A PRELIMINARY PLAN. THE AREA AND SHAPE OF ALL LOTS AND ALL DIMENSIONS ARE APPROXIMATE AND HAVE BEEN DETERMINED FROM TOOHEY SURVEY DRAWING 181051-P3-G DATED 23/07/2018. TOOHEY SURVEY PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY AMENDMENTS TO LOT SHAPE AND AREA THAT MAY OCCUR DURING CONSTRUCTION. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.
DATED 5/05/2021.

**Plan of Lots 1–27, 55–64, Easement A
in Lot 10 and Easements B–F in Lots
18–22 Respectively.**

Cancelling Lot 27 on RPI05404

LOCAL GOVERNMENT: **LOGAN CITY**

LOCALITY: **PARK RIDGE**

Meridian: *MGA Zone 56 Vide*

Survey Records: *No*

Scale: **1:2500**

Format: **STANDARD**

**DISCLOSURE
SP323348**

181051-Stg 1

WARNING: Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
13728079	Lot 27 on RP105404	1-27 & 55-64	New Rd	Easements A-F

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
	1-27 & 55-64	

1-27 & 55-64	Por.66V
Lots	Orig

2. Orig Grant Allocation :

3. References :
 Dept File :
 Local Govt :
 Surveyor : 181051-Stg 1

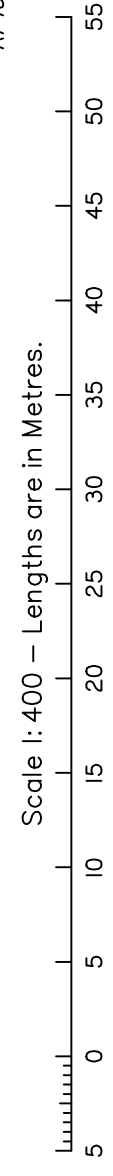
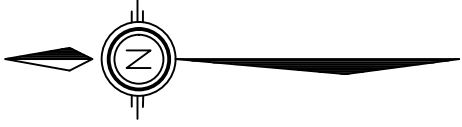
5. Passed & Endorsed :
 By : TOOHEY SURVEY PTY LTD
ACN 088 495 354.....
 Date :
 Signed :
 Designation :Liaison Officer.....

6. Building Format Plans only.
 I certify that :
 * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining * lots and road~~
 * Date
 Cadastral Surveyor/Director *
 *delete words not required

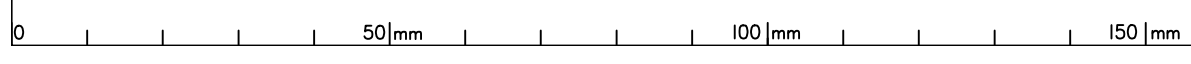
7. Lodgement Fees :
 Survey Deposit \$.....
 Lodgement \$.....
 New Titles \$.....
 Photocopy \$.....
 Postage \$.....
 TOTAL \$.....

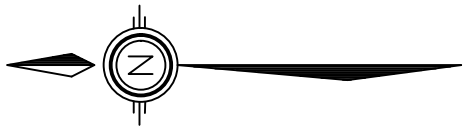
8. Insert Plan Number

DISCLOSURE
SP323348



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DISCLOSURE
 SP323348
 Insert Plan Number





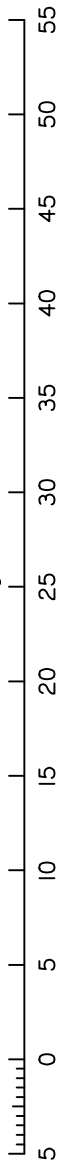
2
SP176769

25
RP105404

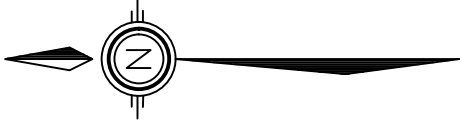
28
RP105404



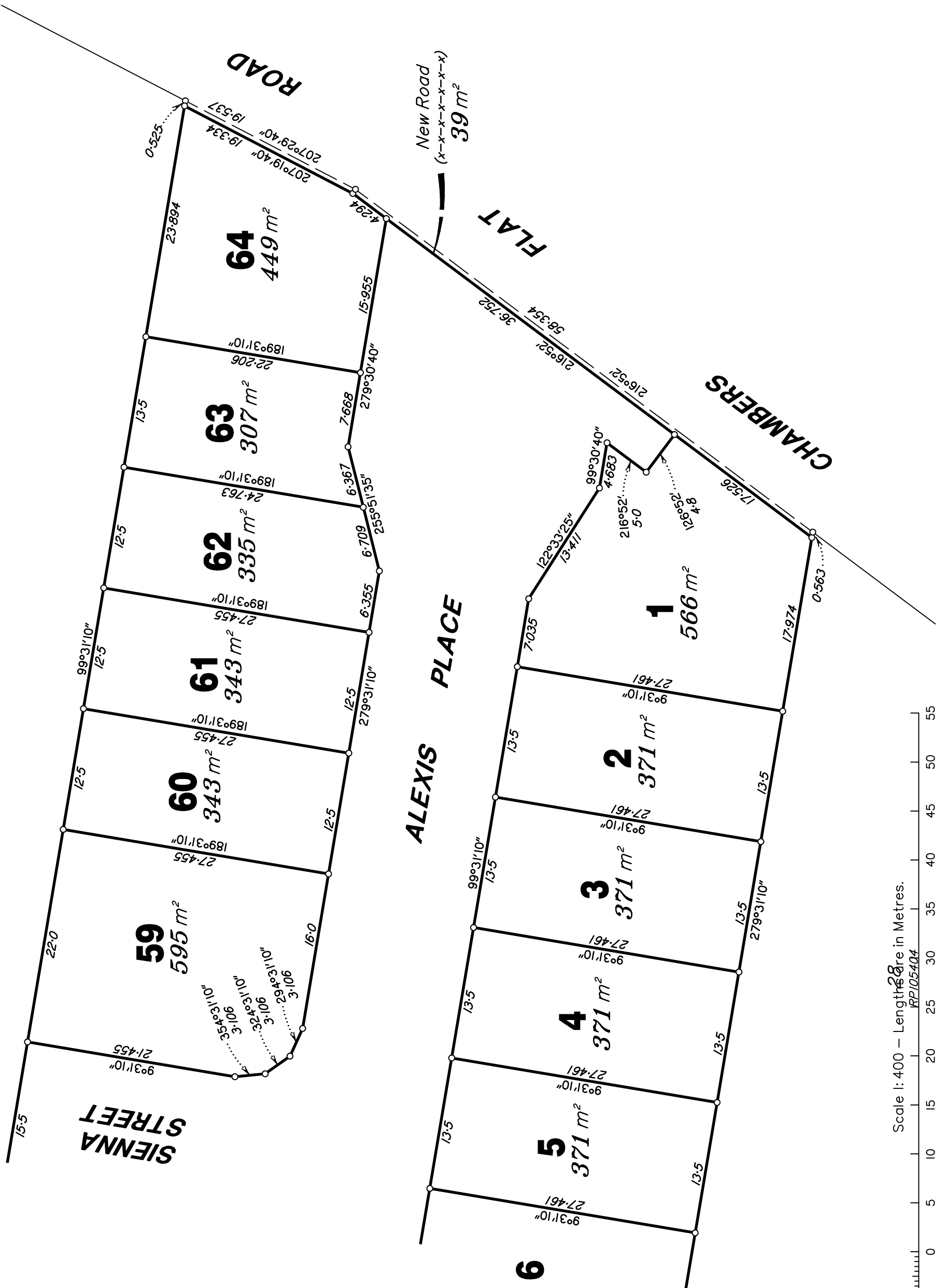
Scale 1:400 - Lengths are in Metres.



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DISCLOSURE
Insert Plan Number
SP323348

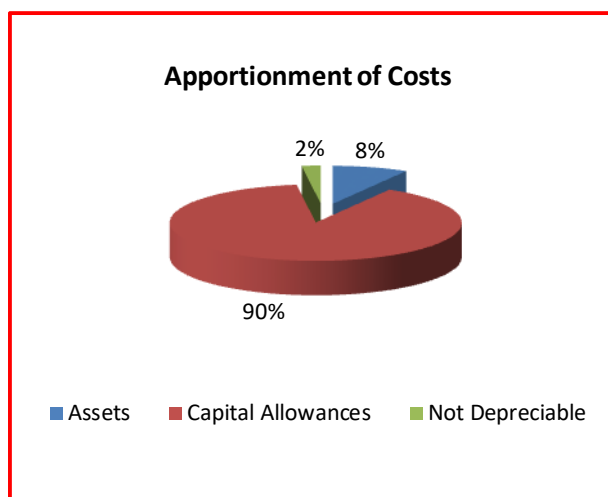
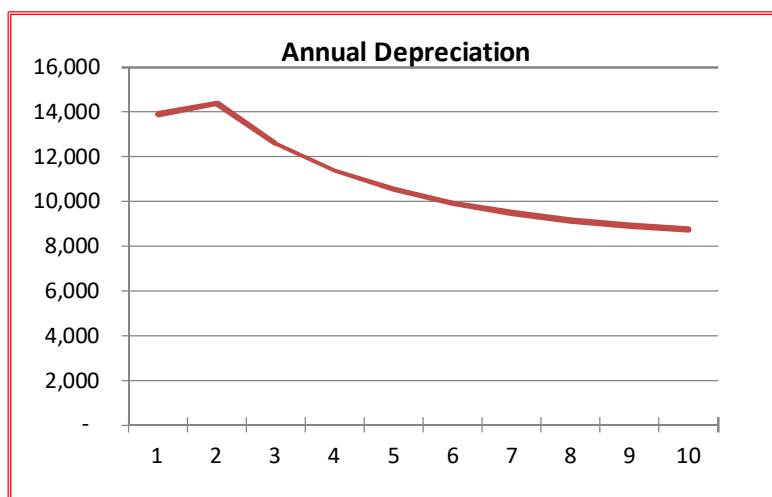


2
SP176769



Indicative Tax Depreciation and Capital Allowances Schedule for
Choice Homes Typical "Brooklyn" Dwelling with Auxillary Unit

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	5,825	8,100	13,925
2	6,300	8,100	14,400
3	4,500	8,100	12,600
4	3,275	8,100	11,375
5	2,425	8,100	10,525
6	1,800	8,100	9,900
7	1,375	8,100	9,475
8	1,050	8,100	9,150
9	800	8,100	8,900
10	650	8,100	8,750
Balance Yrs 11-41	2,500	243,000	245,500
TOTAL	\$ 30,500.00	\$ 324,000.00	\$ 354,500.00



Notes:

This Schedule is based on a Construction Cost of **\$362,000** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**

NEW RELEASE



PARK RIDGE QUARTER



PARK RIDGE QUARTER EXEMPLIFIES THE LAID-BACK FAMILY LIFESTYLE,

Enjoy the benefits of living just minutes to
life's essentials – all within the thriving
Logan growth corridor.