

FULL TURN-KEY

Dual living @ **\$899,436**

LOT 20 Chambers Flat Rd,
Waterford West

"Thompson 3+2"

Land Size: 450 SQM

Unit 1 size: 126.65 SQM

Unit 2 size: 89.89 SQM

Total size: 216.54 SQM

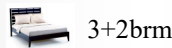
Land Price: \$416,000

Construction price: \$483,436

Total Package Price: \$899,436



Artist imp. - similar design with full render & roof to be steel



3+2brm



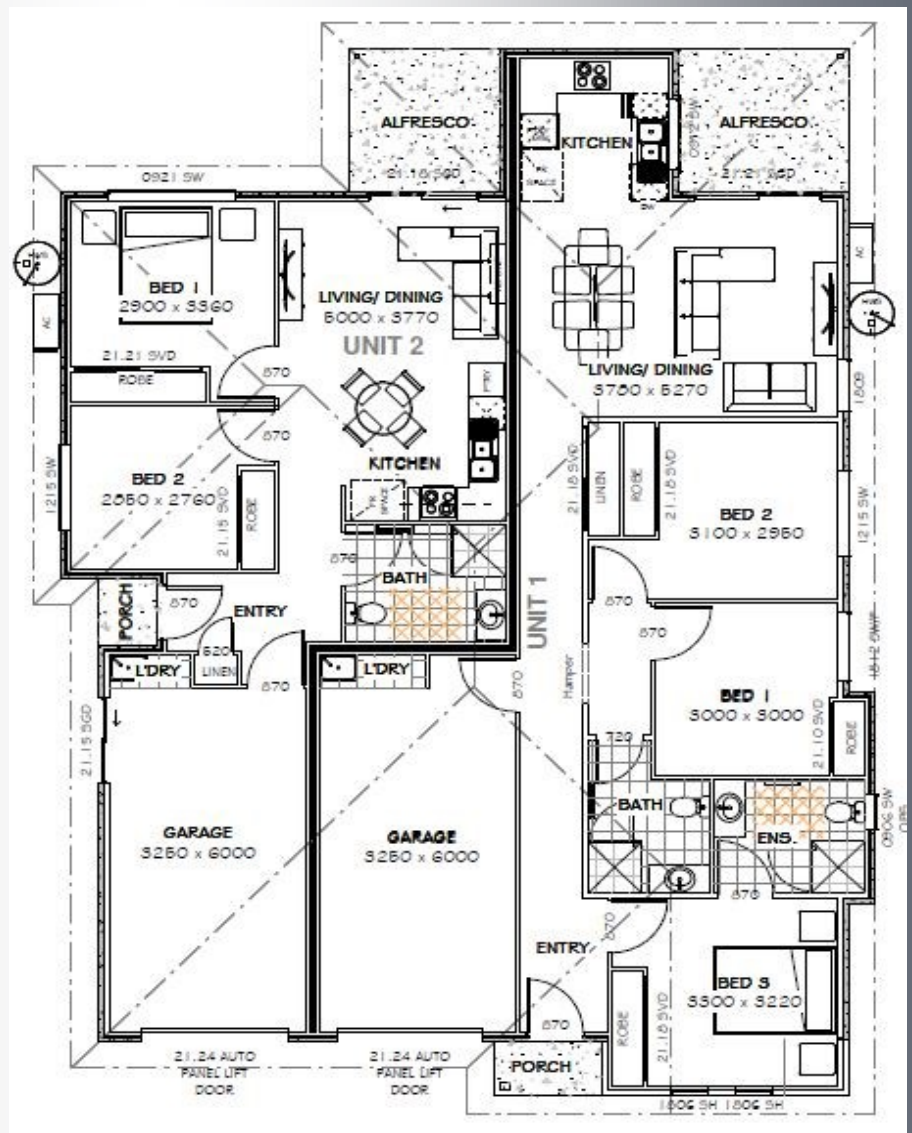
2+1 bath

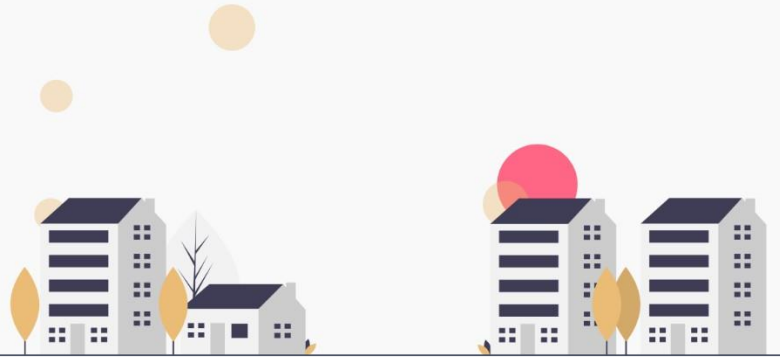


2 garages

Inclusions

- * Colorbond roof upgrade
- * Council infrastructure fees included
- * Separate Metering
- * 7 star energy efficiency
- * Highest quality steel frame (no structural termite problems ever)
- * AAC Hebel panel with render to whole home (superior to brick in all aspects)
- * Up to "H" Soil included
- * Turf & 10 SQM landscape gardens
- * Fully fenced
- * exposed aggregate driveways, paths & patios (as per plan)
- * Split A/C to both living areas & master Brms with remotes
- * Lever door handles throughout
- * Fully painted with Taubman's quality paints
- * Bellissimo LED appliances
- * Clothesline, TV antenna & letterbox
- * Carpet & Tile throughout
- * Vertical blinds to all windows
- * Safety screens & window locks
- * Security screen to external doors
- * Fan light to bedrooms
- * Garage remote controls
- * 12Mths Maintenance Period
- * 6yr Structural Warranty





12th July 2024

Re: Co-living Appraisal – LOT 20 Chambers Flat Rd, Waterford West, QLD 4133

Thank you for considering Certainty Property to manage your co-living property. We trust that you will find our unique offering compelling as you select a co-living manager.

Appraisal

Based on the floor plan provided it's my view that you would achieve approximately \$500 - \$560 for Side A in gross rent and approximately \$750 - \$840 in gross rent for Side B.

This assumes the property is reasonably furnished and listed at the current market rents.

Side A, Rooms 1-2: \$250 - \$280 per week

Side B, Rooms 1-3: \$250 - \$280 per week

This assumes that the rooms are furnished with our furniture package.

Our rent guarantee

Under Certainty Property's rent guarantee, we will ensure that you always receive at least 75% of maximum gross rent. That is, if gross rent is below 75% of what you would have received if the co-living property were at full occupancy, we will pay the difference ourselves. In the case of a four-bedroom co-living property, this means we underwrite a minimum of three out of the four rooms.

Our rent guarantee means that we share some of the risk associated with vacancies and arrears, and means we have a strong financial incentive to make sure that your co-living property is fully occupied with minimal rental arrears.

Certainty Property has strong experience in offering meaningful rent guarantees as the only residential property manager in Australia that offers a rent guarantee that covers vacancies, arrears and falling rents.

The rent guarantee is based on the actual rent achieved and so is a genuine market rent and commences once the property is fully occupied. Of course, we pass through rental increases, so you always receive market rent or better.

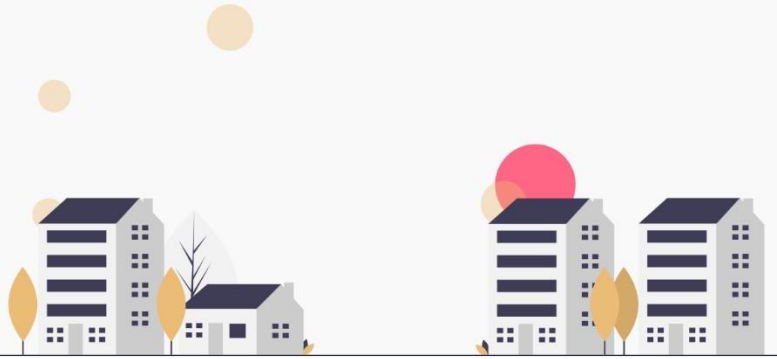
Our fee structure

Full-service co-living property management: 8.9%

Leasing fee: 2 weeks rent

Advertising fee: \$150 per lease

Please refer to the management agreement and rent guarantee annexure for the full terms of the guarantee and fee schedule.



Co-living management

Owning a co-living property can be an incredibly rewarding and profitable investment. Unlike a traditional residential property, co-living properties require a high-touch management approach to ensure their smooth operation. Selecting the right co-living manager is vital to ensure that your property operates smoothly and profitably.

As part of our co-living management service, Certainty Property will take care of all day-to-day operations including:

- Collecting and disbursing rent
- Managing rental arrears
- Advertising, sourcing and screening tenants
- Signing lease agreements
- Incoming, outgoing and routine inspections
- Arrange maintenance and repairs
- Compliance with applicable legislation
- Represent you at Tribunal as required
- Enforce 'house rules' with tenants
- Provide monthly income and expense statements

Fundamentally, our role as co-living managers is to act in your best interests to ensure your investment is as stress-free and profitable as possible.

Next steps

If you would like to engage Certainty Property to manage your co-living property, all you need to do is fill out our exclusive management agreement and we will take care of the rest.

Kind regards,

A handwritten signature in black ink, appearing to be 'LREA', written over a light blue horizontal line.

LREA
Certainty Property
ABN: 85 631 059 866