

Information Memorandum

**“Images on Reilly”
Units 2,5,6,7 and 10**

14-16 Reilly Road

Nambour, Queensland 4560

(sold with future 15 to 30 months’ rent guarantee)



AUGUST 2020

This unique opportunity provides both a special purchase price with a high value and low risk investment option available for a very limited period

CONTENTS

CONTACT DETAILS	2
INTRODUCTION AND SUMMARY	3
SUNSHINE COAST MAJOR PROJECTS.....	3
INVESTMENT SUMMARY	4
Unit Package.....	4
Key Features.....	5
INVESTMENT AND HOME OWNERSHIP OPTIONS	6
Option A – Head lease Option from Coast2Bay Housing Group Ltd	6
Option B – Home Ownership Option.....	7
SUBURB PROFILE NAMBOUR / MARKET CONDITIONS	8
DEMOGRAPHIC RESEARCH.....	9
PLANS AND DESIGNS.....	13
Site Plan.....	13
FLOOR PLAN	14
INCLUSIONS	15
INTERNAL DESIGN IMAGES.....	17
BODY CORPORATE INFORMATION.....	18
DISCLAIMER	21

CONTACT DETAILS

If you would like more information, please contact:

Simon Jago

0400 117 169

simon.jago@purposerealestate.com.au

INTRODUCTION AND SUMMARY

This Information Memorandum outlines a significant and unique investment opportunity located in the bustling town of Nambour on the Sunshine Coast, Queensland with:

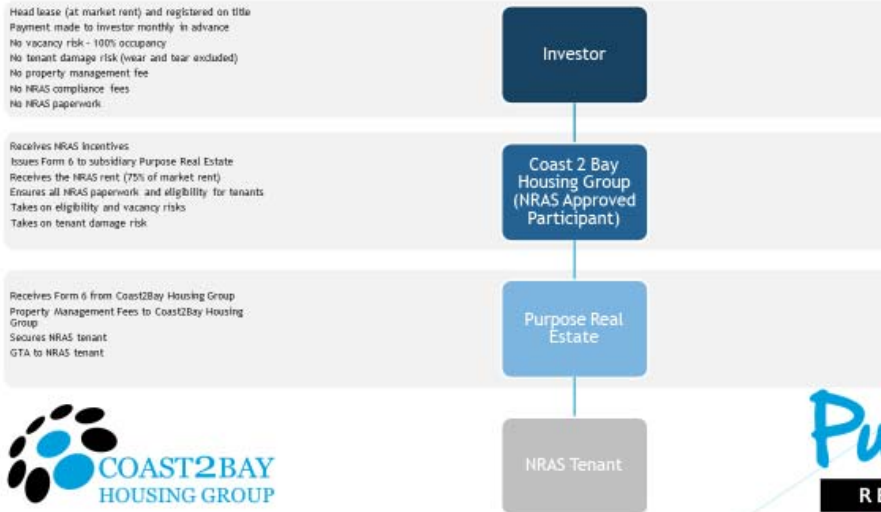
- High quality 11 townhouse development with design and construction delivered by a well regarded mature and high-quality local developer and builder, Image Projects Group
- A range of 2 bedroom, (double ensuite) 2.5 bathroom units designed to meet the growing demand for affordable homes or rental properties, meeting the future needs of couples and families in the region
- A unique option and opportunity to take a head lease (rent guarantee) from the largest and award-winning affordable housing organisation on the Sunshine Coast – with 15 to 30 month options in length –all achieving a gross yield of over 5%

SUNSHINE COAST MAJOR PROJECTS



INVESTMENT SUMMARY

Coast2Bay Housing Group National Rental Affordability Scheme (NRAS) Head lease model



These high-quality townhouses represent an exceptional opportunity for an investor. Due to the development of the site and the investment opportunity offered by Coast2Bay Housing Group the purchase of these homes is only open for a very limited period.

Unit Package

The following townhouses are for sale with a head lease and rent guarantee offered by Coast2Bay Housing Group and estimated to be available in March 2021 (upon practical completion date)

Unit Number	Bedrooms	Retreat / Study	Bathrooms	Lock Up Car Park	Sale Price	Proposed Weekly Rent Guarantee	Gross Yield	Rent Guarantee Paid to
2	2	1	2.5	1	\$365k	\$385.00	5.48%	26.6.2022
5	2	1	2.5	1	\$369k	\$395.00	5.56%	20.10.2023
6	2	1	2.5	1	\$370k	\$400.00	5.62%	29.10.2023
10	2	1	2.5	1	\$365k	\$385.00	5.48%	15.7.2022

Image Project Group is one of the region's most well-regarded bespoke builders operating for 17 years and amongst the largest housing and construction companies, having secured a strong reputation for quality products on the Sunshine Coast. In this development Images on Reilly, the builder offers a townhouse product designed to deliver a high-quality investment that meets the needs of the local market.

Key Features

Images on Reilly is a luxury, modern designed, affordable townhouse development, to be completed early 2021. It is ideally located in the heart of the Nambour CBD, a short drive to the beautiful Sunshine Coast hinterland and 20 minutes drive to the nearest beach.

Each of the 11 are generous 2 bedroom townhouses featuring 2 large ensuited master bedrooms, walk in robes, living areas both upstairs and downstairs, study area, high quality fixtures and fittings throughout and private front and rear courtyards.

Images on Reilly is outstanding value for money for either the new home owner or investor.

Outstanding Value
Fantastic Location
Affordable Luxury
Spacious Modern Design

INVESTMENT AND HOME OWNERSHIP OPTIONS

Option A – Head lease Option from Coast2Bay Housing Group Ltd

Purpose Real Estate is delighted to outline the potential for an investor to take a long-term head lease from its partner organisation, Coast2Bay Housing Group. Under this option an investor will receive a 'rent guarantee' for between 15 and 30 months for the townhouses. Details of this option are outlined below:

Key features of the Coast2Bay Housing Group head lease are:

- A head lease that provides guaranteed rent paid monthly in advance to an investor for a fixed period
- An annual adjustment to the market rents in accordance with the consumer price index (as determined through the NRAS scheme)
- A low risk investment with:
 - No management fees
 - No vacancy period
 - No relet fees
 - No administration charges
 - No tenant damage costs
- A property returned at the end of the head lease in as good condition (minus fair wear and tear)

Investors will have responsibility for body corporate fees (under \$2,500 per annum), council rates, water rates, building insurance and annual fire and pest inspections only.

Coast2Bay Housing Group intends to use the property in the National Affordable Housing Scheme (NRAS) – arranging all registration, compliance costs and receiving any annual incentive payment directly (although registration under the scheme is not guaranteed). The Coast2Bay Housing Group interest will be registered on the title. Coast2Bay Housing Group will insure the property for tenant and malicious damage and select tenants eligible under NRAS.

Investors will receive and sign an Agreement for Lease with Coast2Bay Housing Group when signing the sale contract with Image Project Group. Copies of the Agreement for Lease and head lease are available for potential purchasers.

Option B – Home Ownership Option

With all amenities within walking distance, living at Images on Reilly will be taking affordable luxury living to a whole new level.

Both bedrooms have ensuites, living areas both upstairs and downstairs, functional study, maximize both morning and afternoon sun with private front and rear courtyards.

This townhouse complex is handy to the CBD, ever expanding hospital precinct, major shopping centre, entertainment venues, train/bus stations and a variety of education and health care facilities.

Leisure time will be well catered for with the famous Sunshine Coast Hinterland a short drive and the patrolled beaches only an easy 20 minutes away.

SUBURB PROFILE NAMBOUR / MARKET CONDITIONS

Nambour is a gateway to the stunning Sunshine Coast Hinterland and renowned for its retro charm, vintage trails, thriving café and craft beer scene and the annual Big Pineapple Music Festival.

Nambour was settled in the 1860s by miners disappointed after the poor returns from the goldfields at Gympie, just north. Today it is a thriving rural community a short distance west of the Sunshine Coast, and features many government offices and public facilities such as the Nambour Hospital. Nearby is a macadamia nut factory, a winery and many other things to see.

Nambour is about 100 kilometres north of Brisbane.

Nambour has a flourishing retro and vintage scene. It is the perfect place to discover original items and treasures from times past. There are also unique cafes and quirky bars, a craft brewery and an impressive line-up of events scheduled throughout the year including Queensland Garden Expo, Retro Rocks, Classic Car shows and the Collectorama Fairs.

There are interactive artworks to experience as well as large-scale public paintings and sculptures, plus great parks, and walking tracks along Petrie Creek. Enjoy the country hospitality for a day trip or stay overnight. You may be surprised by what you discover!

DEMOGRAPHIC RESEARCH

Coast2Bay Housing Group has access to demographic profiles up to date market conditions data across the Sunshine Coast. The proposed development has been designed to provide a rental product for those groups where demand is high in a region that has seen significant population growth in recent years (see table below outlining the number and % of growth between 2007 and 2017)

GA / GCCSA	As at 30 June			Average annual	
	2007	2012	2017r	2007-17	2012-17
	— number —			— % —	
Moreton Bay (R)	344,545	401,188	449,310	2.7	2.3
Sunshine Coast (R)	243,309	274,828	311,211	2.5	2.5
Greater Brisbane GCCSA	1,958,907	2,196,288	2,413,457	2.1	1.9

Source: Queensland Government Statisticians Office, ABS Census 2016

Our research shows that 28.9% of all households on the Sunshine Coast are the household type couple with children

Region	Household Type							Total
	Couple family with no children	Couple family with children	One parent family	Other family	Total Family	Lone person households	Group households	
Moreton Bay	41,328	50,705	19,115	1,473	112,615	30,495	4,548	147,666
%	28.0%	34.3%	12.9%	1.0%	76.3%	20.7%	3.1%	100.0%
Sunshine Coast	34,331	31,421	11,977	913	78,641	25,485	4,464	108,589
%	31.6%	28.9%	11.0%	0.8%	72.4%	23.5%	4.1%	100.0%
Greater Brisbane	207,546	263,950	91,815	11,117	574,438	173,424	41,605	789,464
%	26.3%	33.4%	11.6%	1.4%	72.8%	22.0%	5.3%	100.0%

Source: ABS Census 2016

Furthermore the largest proportions of households are those with incomes lower than \$72,000 per annum (lower incomes) and between \$72,000 and \$88,000 per annum. This is illustrated by the tables below

Household Income Range	Moreton Bay	Sunshine Coast
<\$72,000	58.9%	60.9%
\$72,000-\$88,000	8.4%	8.6%
\$88,000-\$110,000	8.3%	8.1%
\$110,000-\$137,000	7.7%	7.0%
\$137,000-\$165,000	5.2%	4.6%
\$165,000+	11.6%	10.8%
Total	100.0%	100.0%

Source: ABS Census 2016; Average Weekly Earnings, Australian Government, 2018; Innovociti, 2018

Households with household income less than \$72,000 per annum by type and age (lower incomes)

Sunshine Coast LGA	Age Group						Total
Household Type	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65+ yrs	Total
Couple & Couple Family	4.6%	2.8%	3.7%	3.7%	5.3%	11.2%	31.4%
Single Parent Family	0.3%	1.1%	2.1%	2.2%	1.2%	1.3%	8.3%
Group Household	0.7%	0.4%	0.1%	0.2%	0.3%	0.4%	2.0%
Lone Person	0.5%	1.1%	1.3%	2.1%	3.7%	10.5%	19.2%
Total	6.2%	5.4%	7.2%	8.2%	10.5%	23.4%	60.9%

Source: ABS Census 2016; Innovociti, 2018

Households with household income between \$72,000 and \$88,000 per annum by type and age (moderate incomes)

Sunshine Coast LGA	Age Group						Total
Household Type	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65+ yrs	Total
Couple & Couple Family	0.1%	0.9%	1.1%	1.2%	1.1%	1.2%	5.6%
Single Parent Family	0.0%	0.2%	0.4%	0.4%	0.1%	0.0%	1.1%
Group Household	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%	0.4%
Lone Person	0.0%	0.2%	0.2%	0.4%	0.4%	0.3%	1.5%
Total	0.2%	1.4%	1.8%	2.0%	1.6%	1.6%	8.6%

Source: ABS Census 2016; Innovociti, 2018

The following data shows the % of households by tenure indicating the relatively low level of rental properties on the Sunshine Coast compared to other regions in South East Queensland.

LGA / GCCSA	Fully owned		Being purchased		Rented		Other		Total number
	number	%	number	%	number	%	number	%	
Moreton Bay (R)	40,415	27.4	55,732	37.7	46,719	31.6	1,519	1	147,666
Sunshine Coast (R)	35,913	33.1	35,902	33.1	32,125	29.6	1,959	1.8	108,589
Greater Brisbane GCCSA	208,811	26.4	281,867	35.7	272,751	34.5	6,656	0.8	789,464

Source: Queensland Government Statisticians Office, ABS Census 2016

SITE PLAN



3D FLOORPLAN



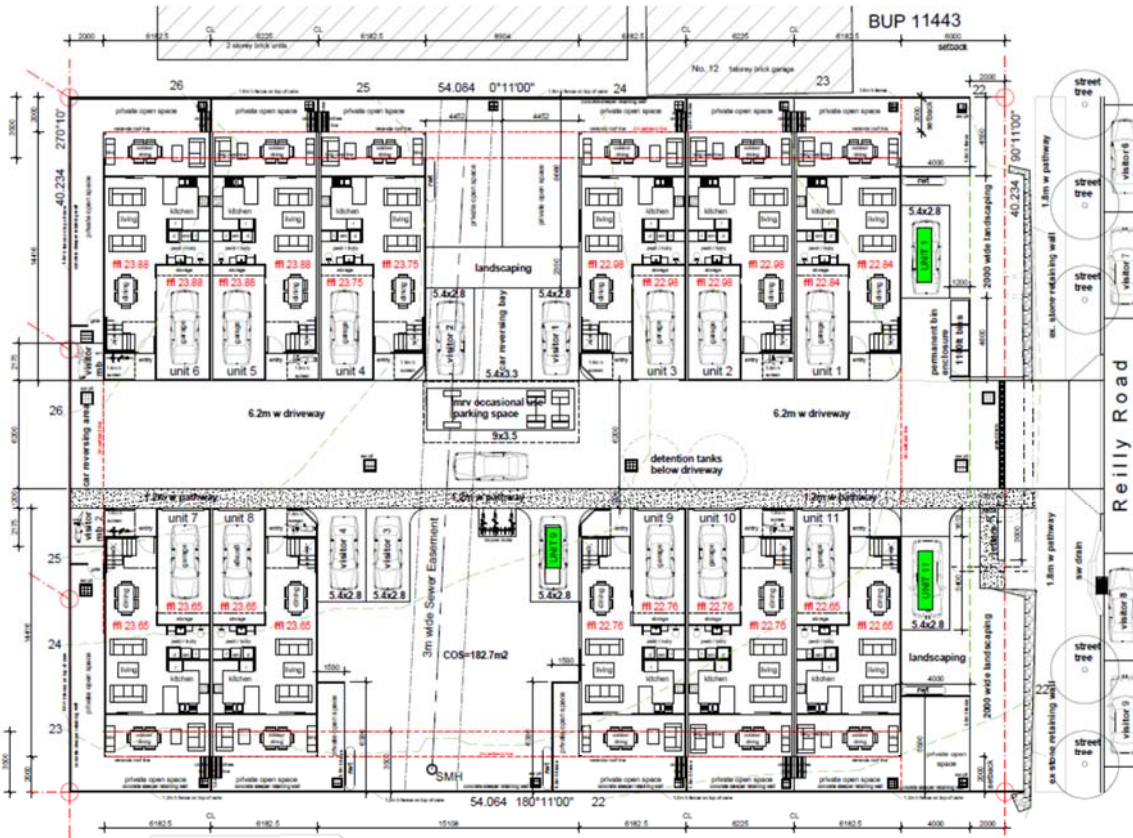
GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANS AND DESIGNS

Site Plan



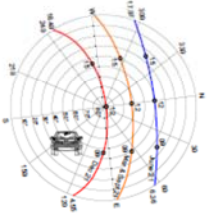
R P Details
 L1 RP 74489 & L2 RP 74489
 Site Area - 2175 m²
 Local Authority - Sunshine Coast Council
 Parish - Mooloolah
 County - Canning

Site Area = 2175 m²
 Site Coverage = Max. 40% = Max. 870m²
 Unit footprints = 758.5m² (34.9%)
 Site Cover under roof incl. 0.5m eaves overhangs = 1008.5 (46.3%)
 Site cover under roof without 0.5m eaves overhangs = 949.5m² (43.6%)

Landscaped / Recreation Areas
 Required - 30% (652.5m²)
 Provided - 31.0% (674.4m²)

Communal Open Space
 Required = 10% (217.5m²)
 Provided = 182.7m² (8.4%)

Carparking
 Resident Parking Required = 14
 Resident Parking Provided = 14
 Onsite Visitor Parking Required = 3
 Onsite Visitor Parking Provided = 4
 Onsite Visitor Motor Bikes Required = 2
 Onsite Visitor Motor Bikes Provided = 2



COOL ARCHITECTURE
 Phone: 0421 559 769
 cool_architecture@live.com.au
 153 Old Emu Mountain Rd Peregian Beach Q 4573

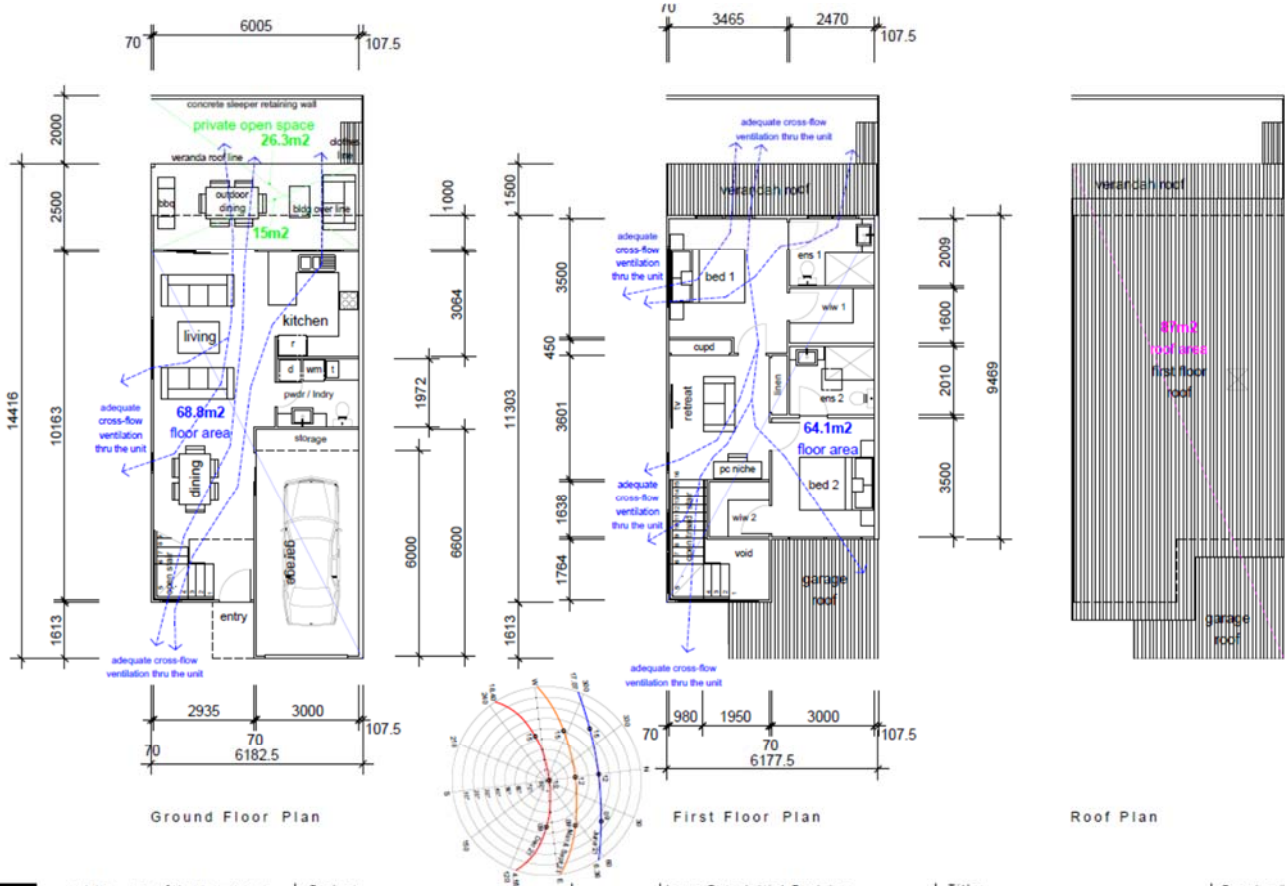
Project: Image Projects Group
 Multi-Residential Project
 14-16 Reilly Road
 Nambour Q

Issue-Date-Initial-Revision
 L-10.12.19-GM-DA Council IR Response Dwg.

Title: Site Plan
 Ground Floor Level
 A3 Scale: 1:200
 Des: GM
 Drn: GM
 Project #: 18.004

Drawing #: DD101
 Issue: L

FLOOR PLAN



Ground Floor Plan

First Floor Plan

Roof Plan



COOL ARCHITECTURE
Phone: 0421 559 769
cool_architecture@live.com.au
153 Old Emu Mountain Rd Peregian Beach Q 4573

Project:
Image Projects Group
Multi-Residential Project
14-16 Reilly Road
Nambour Q



Issue-Date-Initial-Revision
L-10.12.19-GM-DA Council I/R Response Dwg.

Title:
Ground & First Floor &
Roof Plan of Typical Units
Western Group
A3 Scale: Des: GM Project #: Issue:
1:100 Drn: GM 18.004 L

Drawing #:
DD202

INCLUSIONS



PROJECT:	IMAGES ON REILLY
ADDRESS:	14-16 REILLY RD, NAMBOUR
DOCUMENT:	GENERAL INCLUSIONS

EXTERNAL

Combination of painted & rendered light weight materials.
Fold down or retractable clothesline per unit.
Driveways: plain concrete with delineated pathway
Common Property: Fixed bench tables/chairs.
Bicycle parks
Garbage enclosure
Car wash bay
Visitor car parking
Letterbox bank for each unit + Body Corporate.
Occasional MRV Car park
Feature landscaping throughout

ROOF & EXTERNAL CEILINGS/EAVES

Colorbond custom orb roof sheeting (standard range) on timber trusses to manufacturers design.
Colorbond fascia & gutters.
Painted PVC Downpipes.
Insulation to roof space.
Eaves overhang & external ceilings to be CFC sheeting with PVC joints.

INTERNAL WALLS

Framing: pine timber (T2 termite resistant)
Lining: plasterboard to non wet area walls & villa board to wet areas containing fixtures.
Party Wall: to suit all BCA fire and acoustic requirements.

CEILINGS

Framing: timber ceiling battens to underside of trusses.
Lining: plasterboard
Cornice: Square Set

WINDOWS & DOORS

Key lock aluminium sliding doors and windows - clear glass generally, obscure glass to bathroom/ensuite/toilets; obscure film as required to satisfy council privacy conditions.
Security Screens: diamond style security screens to all ground floor sliding windows & sliding doors.
Fly Screens: all upper level operable windows
Entry Door: solid core with glass features painted light colour to preserve manufacturers warranty.
Internal Doors: combination of flush panel and cavity sliding doors.
Door Hardware: levered handles (privacy locks to Bedroom 1, bathroom & toilets), door stops to hinged passage doors.
Garage Door: sectional Colorbond door with remote.
Blinds to all windows and glass sliding doors.

SHELVING & MOULDINGS

Robes: all wardrobes to include bank of 3 shelves.
Skirting: pine timber.
Architraves: splayed pine timber.

