

Recommended property: *“The Winery” Barossa Avenue, Minchinbury*



|                |   |
|----------------|---|
| Type:          | 2 bedroom apartments                      |
| Price range:   | \$339,000 - \$352,000                     |
| Rental (est.): | \$390 per week                            |
| Project size:  | 49 apartments & townhouses                |
| Status:        | Stage one commenced                       |
| Stamp duty:    | Exempt                                    |
| Deposit:       | 10% cash, bank guarantee or deposit bond. |
| Settlement:    | Late 2012/early 2013                      |

‘The Winery’ is a unique complex of 49 dwellings comprised of 17 two bedroom apartments, 31 three bedroom townhouses & apartments and 1 one bedroom apartment.

*“Originally a vineyard and operating winery producing primarily champagne, ‘The Winery’ represents a low cost opportunity to enter the Sydney residential property market at a time when the market is presenting strong counter-cyclical buying opportunities with attractive rental yields and low after tax holding costs.”*

The Winery land was purchased in 1912 by Penfolds who operated the winery until it closed in 1978. Under Penfold’s management The Winery’s champagne and burgundy production established Minchinbury as an internationally known label. It is located adjacent to the Great Western Highway and the M4 Motorway which links with the M7 and M2 providing ready access to major employment centres.

For further information about this property follow the link: <http://www.quartile.com.au/minchinbury.htm>

| Income and expenditure (year one)                   |            |
|---|------------|
| Gross rental income (less 2% vacancy rate)          | \$19,874   |
| Total tax deductions                                | \$43,430   |
| Tax surplus/deficit                                 | (\$23,556) |
| Before tax cost                                     | (\$9,204)  |
| Estimated cash flow per annum at marginal tax rates |            |
| 15% (SMSF—Nil borrowings)                           | \$13,471   |
| 30%   | (\$1,783)  |
| 37%   | (\$135)    |
| 45%   | \$1,750    |



Note: Brackets indicate negative amount.

| Inclusions:        |                     |
|--------------------|---------------------|
| • Dishwasher       | • Intercom security |
| • Clothes dryer    | • Indoor pool       |
| • Air conditioning | • Gymnasium         |
| • Light fittings   | • Vertical blinds   |
| • Carpets          | • Separate storage  |
| • Fly screens      | • Café              |

