FLORENCE

Investment Brochure

Florence seamlessly combines exceptional apartment living with an enviable location that is moments from the vibrant Stones Corner shopping and dining precinct and just a few kilometres from Brisbane's CBD, gifting residents with a dynamic and engaging place to call home.

Artist Impression

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73 Experienced Project Team

Artist Impression

A breathtaking rooftop recreation space captures amazing city views and contains BBQ facilities, outdoor dining, TV sky lounges, day beds, yoga garden and a pool that spectacularly spans between the buildings.

project overview

Corner of Cleveland Street & Flora Street, Stones Corner

Development of 107 apartments over 8 levels

Artist Impression

apartment mix:

15 x 1 bed 1 bath 1 car

85 x 2 bed 2 bath 1 car

8 x 3 bed 2 bath 2 car

size range:

1 beds: 54 - 61m^2 (Int) & 14-21m^2 (Ext)

2 beds: 81-87m^2 (Int) & 11-47m^2 (Ext)

3 beds: 104m^2 (Int) & 16-99m^2 (Ext)

resident facilities:

- Rooftop Terrace on Level 8:
  - Suspended lap pool
  - BBQ dining and lounge spaces
  - Sun lounge space
  - Recreational yoga and relaxation lawn
  - BBQ bars and dining terraces
- Ground Level:
  - Communal cinema space

fast facts:

- Less than 4kms from Brisbane CBD
- Walking distance (1-10 minutes) to:
  - Stones Corner Village (supermarket, eateries, 24 hr gyms, cafés & boutiques)
  - Stones Corner Busway
  - Buranda Train Station
- Proximity and access to infrastructure & transport (Pacific Motorway, Airport Link Tunnel, Clem Jones Tunnel, Busway, Ferry network and river bike paths)
- Access to major employment hubs (CBD, Princess Alexandra Hospital, Greenslopes Hospital, University of Queensland)
- Easy access to major tertiary facilities: QUT, University of QLD

views:

- Expansive views to a number of Brisbane landmarks and the surrounding suburban context:
  - City skyline
  - Mount Coot-tha
  - Greenslopes Suburb Area

location

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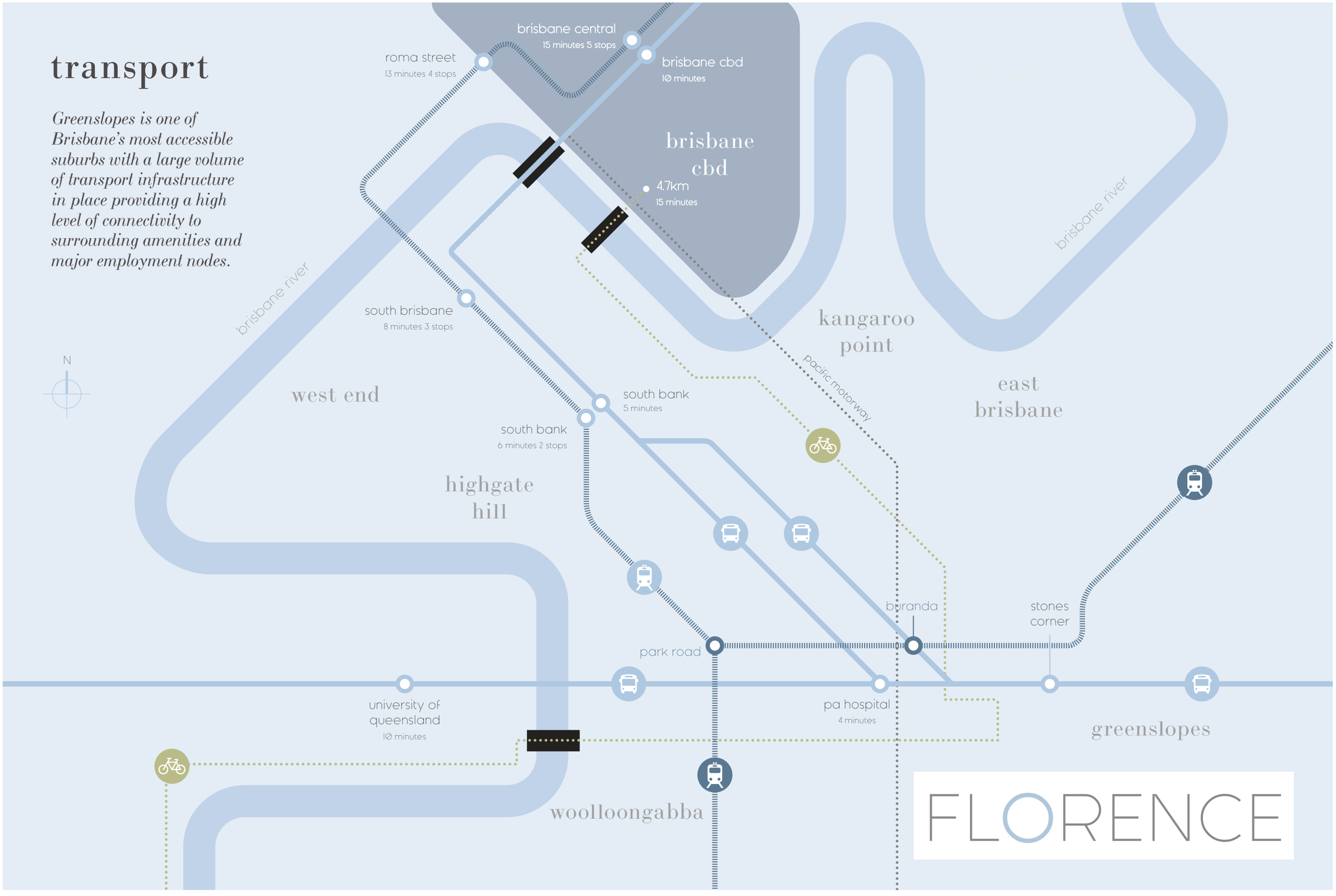
HANLON PARK
UNIVERSITY OF QUEENSLAND
PRINCESS ALEXANDRA HOSPITAL
MOTORWAY ACCESS TO GOLD COAST & BRISBANE AIRPORT
BOGGO RD MARKETS
BURANDA TRAIN STATION
MATER HOSPITAL
SOUTH BANK PRECINCT
STONES CORNER SHOPPING & DINING PRECINCT
QUT
LOGAN RD DINING PRECINCT
STONES CORNER BUSWAY
BRISBANE CBD
GABBA STADIUM
EAGLE ST PIER
FLORENCE
N

transport

Greenslopes is one of Brisbane's most accessible suburbs with a large volume of transport infrastructure in place providing a high level of connectivity to surrounding amenities and major employment nodes.



Over recent years the historic Stones Corner village has been evolving into an eclectic retail and dining precinct.

Under Brisbane City Council's Eastern Corridor Neighbourhood Plan the precinct has been identified as a key growth area which, over the coming 20 years will be transformed into a unique "urban village" containing a mix of apartments, offices, shops, cafés and public spaces. The designation of this precinct as a key growth area will facilitate a level of development considered essential to cater to the demands for new dwellings within the area.

Local highlights

01 Lady Marmalade Café
02 Shady Palms Café
03 Premium Pilates
04 Pulp Smoothie & Juice Bar
05 Indimex Café
06 Stones Corner Village (Aldi, Cafés, Pharmacy, Hair & Beauty)
07 5 Boroughs Burger Bar
08 Moreish Café
09 Louis & Sons Delicatessen
10 Chili Coco
11 Belaroma Café
12 Stones Corner Hotel
13 Grindhouse Espresso
14 Tuckeria Mexican
15 R&Rhino Protein Bar
16 The Bent Elbow
17 Stepz 24 Hours Gym

suburb profile - stones corner by Urbis

Stones Corner is ideally positioned to benefit from a balanced inner-city lifestyle, surrounded by a wealth of local cultural and lifestyle amenity.

accessibility & walkability

With walkability a major component of the urban lifestyle, Stones Corner delivers with a diverse range of local lifestyle amenity offering a number of dining and retail outlets.

Residents are also just over 3kms away from the Queensland Cultural Centre and South Bank Parklands, which hosts a number of lifestyle, retail, dining and commercial options.

Being an inner-city suburb, Stones Corner also has the ability to leverage off substantial employment opportunities with a growing local employment base, and proximity to Queensland's largest employment node, the Brisbane CBD.

infrastructure

Queens Wharf $3 Billion

Queen's Wharf is set to be a world-class integrated resort development with a mix of six star hotels, retail, dining, entertainment, theatre and convention uses, including a major casino. Located less than 4kms from Stones Corner, the development will attract visitors and investment to Brisbane, providing a boost to Brisbane's construction and tourism industries.

South-East Busway $426 Million

A bus-only corridor providing direct links from the Brisbane CBD, past Griffith University in Mount Gravatt and as far south as Eight Mile Plains. A busway station is located in Stones Corner.

Transapex Masterplan $10 Billion

Residents of Stones Corner are in proximity to a number of entry and exit points within the TransApex road network, which enables reduced travel times to the CBD, the Airport and south of the Brisbane River.

forecast employment

	2011 jobs	2031 jobs	total new jobs
Greenslopes, Woolloongabba & Coorparoo	28,920	51,905	22,985
Brisbane CBD	156,545	222,178	65,633
Fortitude Valley & Newstead	26,646	39,649	13,003
South Brisbane & West End	31,543	58,941	27,398
Total	243,654	372,673	129,019

Apartment affordability, a shifting age demographic, and a diminishing level of land supply in Inner Brisbane have continued to drive the Inner Brisbane apartment market.

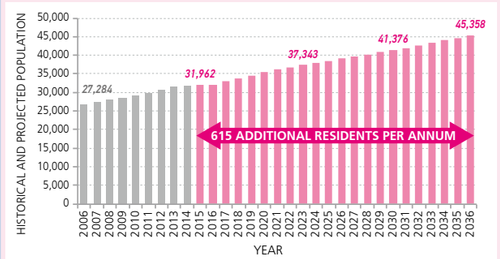
population & demographic

WHO LIVES IN STONES CORNER

	STONES CORNER CATCHMENT	BRISBANE LGA
Aged 20-34	35%	26%
Couple Family Without Kids	45%	38%
Rented Dwellings	51%	36%
Professionals	35%	29%
Median Weekly Individual Income	$835	$696

Note: The Stones Corner Catchment includes the suburbs of Greenslopes, Woolloongabba and Coorparoo
Prepared by Urbis; Source: ABS Census 2011

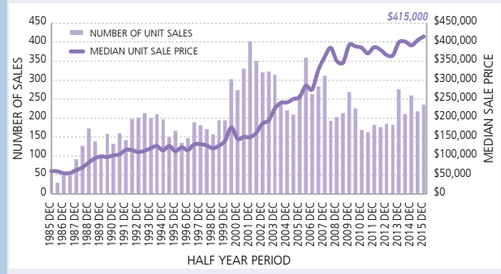
HISTORICAL AND PROJECTED POPULATION
STONES CORNER CATCHMENT — 2006-2036



Note: The Stones Corner Catchment includes the suburbs of Greenslopes, Woolloongabba and Coorparoo
Prepared by Urbis; Source: ABS Census 2011

residential market

30-YEAR UNIT SALES CYCLE – STONES CORNER CATCHMENT
Dec 1985–Dec 2015



Note: Stones Corner Catchment includes Greenslopes, Coorparoo and Woolloongabba
Prepared by Urbis; Source: APM PriceFinder

30-YEAR UNIT SALES CYCLE – STONES CORNER CATCHMENT
Dec 1985–Dec 2015

INNER SOUTH APARTMENT INSIGHTS — OFF THE PLAN

795	$636,887
Sales over the 4th Qtr 2015	Weighted Average Sales Price

$22,524
Increase in weighted average sales price over the 3nd qtr 2015

STONES CORNER CATCHMENT APARTMENT INSIGHTS — OFF THE PLAN

795	$636,887
Sales over the 4th Qtr 2015	Weighted Average Sales Price

$22,524
Increase in weighted average sales price over the 3nd qtr 2015

Note: Inner South includes South Brisbane, West End, Highgate Hill, Dutton Park, Yeronga, Fairfield, Annerley, Greenslopes and Woolloongabba
Note: Stones Corner Catchment includes Greenslopes and Woolloongabba
Prepared by Urbis; Source: Urbis Apartment Insights Q4 2015

rental market

The maturing of the apartment market within Brisbane has seen an increasing demand for apartments within close proximity to lifestyle amenity and the Brisbane CBD.

The increasing demand and quick absorption of apartments within the Stones Corner Catchment is evident through the consistent increase in the number of bond lodgements for apartments over the past five years. The number of bond lodgements for one and two-bedroom apartments over the past five years to December 2015 has increased by 17.2 per cent.

The Residential Tenancies Authority (RTA) provides median weekly rental data on typical rents for recently rented apartments based on bond lodgements, incorporating both established and new product. Based on RTA data, over the past 10 years to December 2015, one and two bedroom apartments in the Catchment demonstrated an average annual growth rate of 3.3 per cent and 2.5 per cent respectively.

On-the-market rental data, which records advertised rents for new and near-new apartment product, indicates that all new or near-new product within the Catchment is achieving rental premiums. New one-bedroom apartments have achieved a premium of 37.1 per cent over existing stock, while two-bedroom apartments recorded a premium of 21.9 per cent.

The Stones Corner Catchment (comprising the suburbs of Greenslopes, Woolloongabba, and Coorparoo) has demonstrated consistent apartment price growth increasing by 5.0 per cent over the previous 10 years.

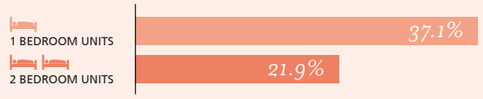
Based on 236 settled transactions, the Catchment recorded a median apartment sale price for the half-year ending December 2015 of $415,000, a premium of 22.4 per cent over the Brisbane LGA.

Further analysis of the above median apartment sale price for the Stones Corner Catchment revealed that it was made up of a significant amount of established apartment stock. The weighted average sale price for off-the-plan apartment sales within the Catchment was recorded at $527,941 for the December quarter 2015, which is a premium of 27.2 per cent over the established market.

RENTAL BOND GROWTH
Stones Corner Catchment — Dec 2010–Dec 2015

Note: Stones Corner Catchment includes Greenslopes, Coorparoo, Dutton Park and Woolloongabba
Prepared by Urbis; Source: Residential Tenancies Authority

NEW & NEAR-NEW PRODUCT PREMIUM
Stones Corner Catchment



Note: Stones Corner Catchment includes Greenslopes, Coorparoo, Dutton Park and Woolloongabba
Prepared by Urbis; Source: Residential Tenancies Authority

list of
apartments

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LIST OF APARTMENTS – BUILDING ONE

Apt No	Apt Type	Level	Bed	Bath	Car	Internal Size m²	External Size m²	Total Size m²	Body Corp p/w
101	F + Courtyard	G	1	1	1	61	21	82	$65
102	E + Courtyard	G	2	2	1	81	33	114	$72
103	A + Courtyard	G	2	2	1	84	31	115	$72
104	C + Courtyard	G	2	2	1	82	47	129	$72
111	D1	1	2	2	1	83	12	95	$71
112	B	1	1	1	1	54	14	68	$64
113	A	1	2	2	1	84	11	95	$71
114	C	1	2	2	1	82	12	94	$71
115	D	1	2	2	1	85	12	97	$71
121	D1	2	2	2	1	83	12	95	$71
122	C + Terrace	2	2	2	1	82	44	126	$71
123	A + Terrace	2	2	2	1	84	39	123	$71
124	B	2	1	1	1	54	14	68	$64
125	B	2	1	1	1	54	14	68	$64
126	A	2	2	2	1	84	11	95	$71
127	C	2	2	2	1	82	12	94	$71
128	D	2	2	2	1	85	12	97	$71
131	D1	3	2	2	1	83	12	95	$71
132	C	3	2	2	1	82	13	95	$71
133	A	3	2	2	1	84	13	97	$71
134	B	3	1	1	1	54	14	68	$64
135	B	3	1	1	1	54	14	68	$64
136	A	3	2	2	1	84	11	95	$71
137	C	3	2	2	1	82	12	94	$71
138	D	3	2	2	1	85	12	97	$71
141	D1	4	2	2	1	83	12	95	$72
142	C	4	2	2	1	82	13	95	$72
143	A	4	2	2	1	84	13	97	$71
144	B	4	1	1	1	54	14	68	$64
145	B	4	1	1	1	54	14	68	$64
146	A	4	2	2	1	84	11	95	$71
147	C	4	2	2	1	82	12	94	$72
148	D	4	2	2	1	85	12	97	$72
151	D1	5	2	2	1	83	12	95	$72
152	C	5	2	2	1	82	13	95	$72
153	A	5	2	2	1	84	13	97	$71

LIST OF APARTMENTS – BUILDING ONE

Apt No	Apt Type	Level	Bed	Bath	Car	Internal Size m²	External Size m²	Total Size m²	Body Corp p/w
154	B	5	1	1	1	54	14	68	$65
155	B	5	1	1	1	54	14	68	$65
156	A	5	2	2	1	84	11	95	$71
157	C	5	2	2	1	82	12	94	$72
158	D	5	2	2	1	85	12	97	$72
161	D1	6	2	2	1	83	12	95	$72
162	C	6	2	2	1	82	13	95	$72
163	A	6	2	2	1	84	13	97	$71
164	B	6	1	1	1	54	14	68	$65
165	B	6	1	1	1	54	14	68	$65
166	A	6	2	2	1	84	11	95	$71
167	C	6	2	2	1	82	12	94	$72
168	D	6	2	2	1	85	12	97	$72
171	D1	7	2	2	1	83	12	95	$72
172	C	7	2	2	1	82	13	95	$72
173	A	7	2	2	1	84	13	97	$72
174	B	7	1	1	1	54	14	68	$65
175	B	7	1	1	1	54	14	68	$65
176	A	7	2	2	1	84	11	95	$72
177	C	7	2	2	1	82	12	94	$72
178	D	7	2	2	1	85	12	97	$72
181	C	8	2	2	1	82	13	95	$72
182	A	8	2	2	1	84	13	97	$72
183	B	8	1	1	1	54	14	68	$65

interior design & finishes

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interiors

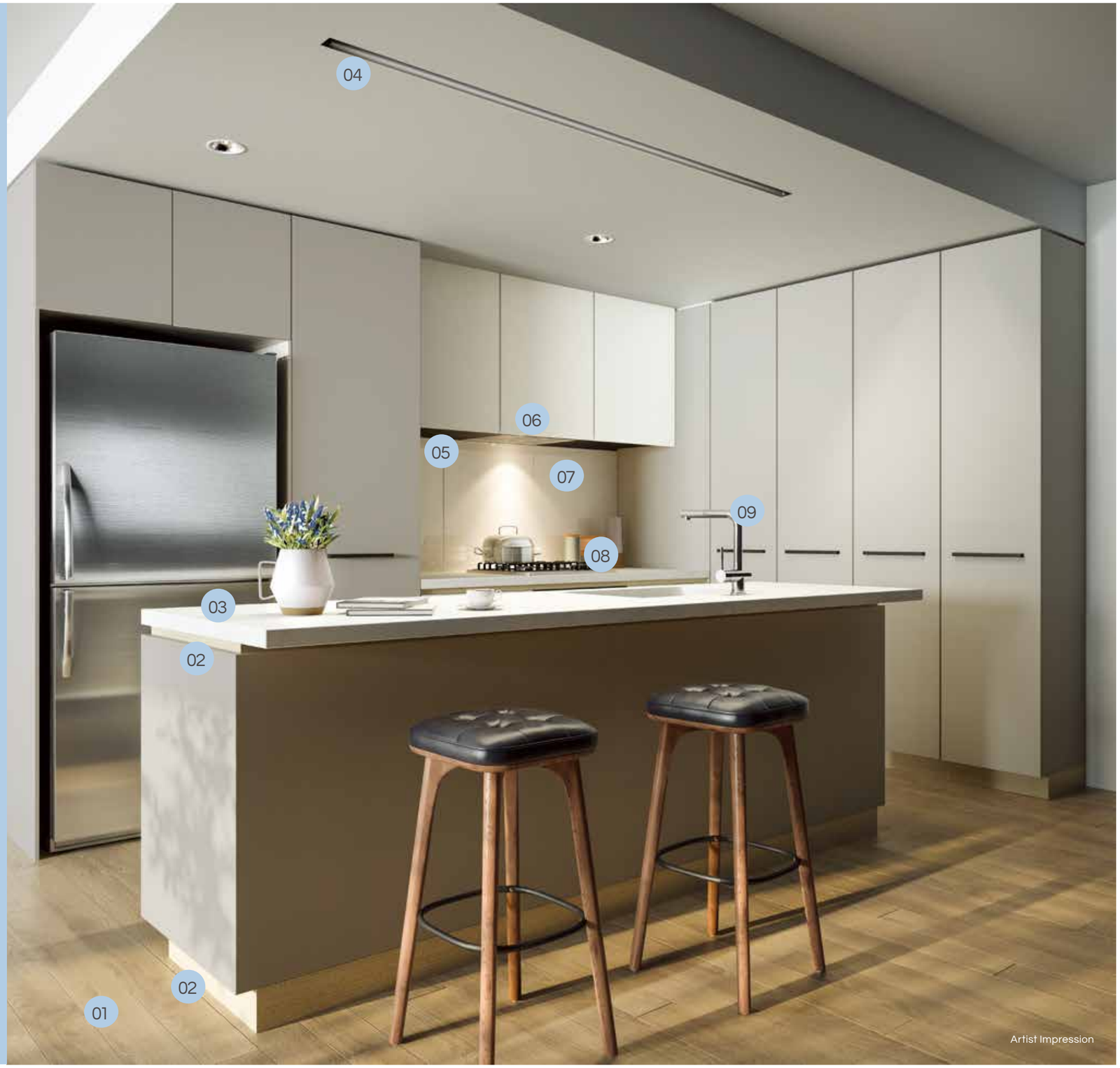
Nero; a darker, more bold colour palette

Bianco; a warm and sophisticated colour palette

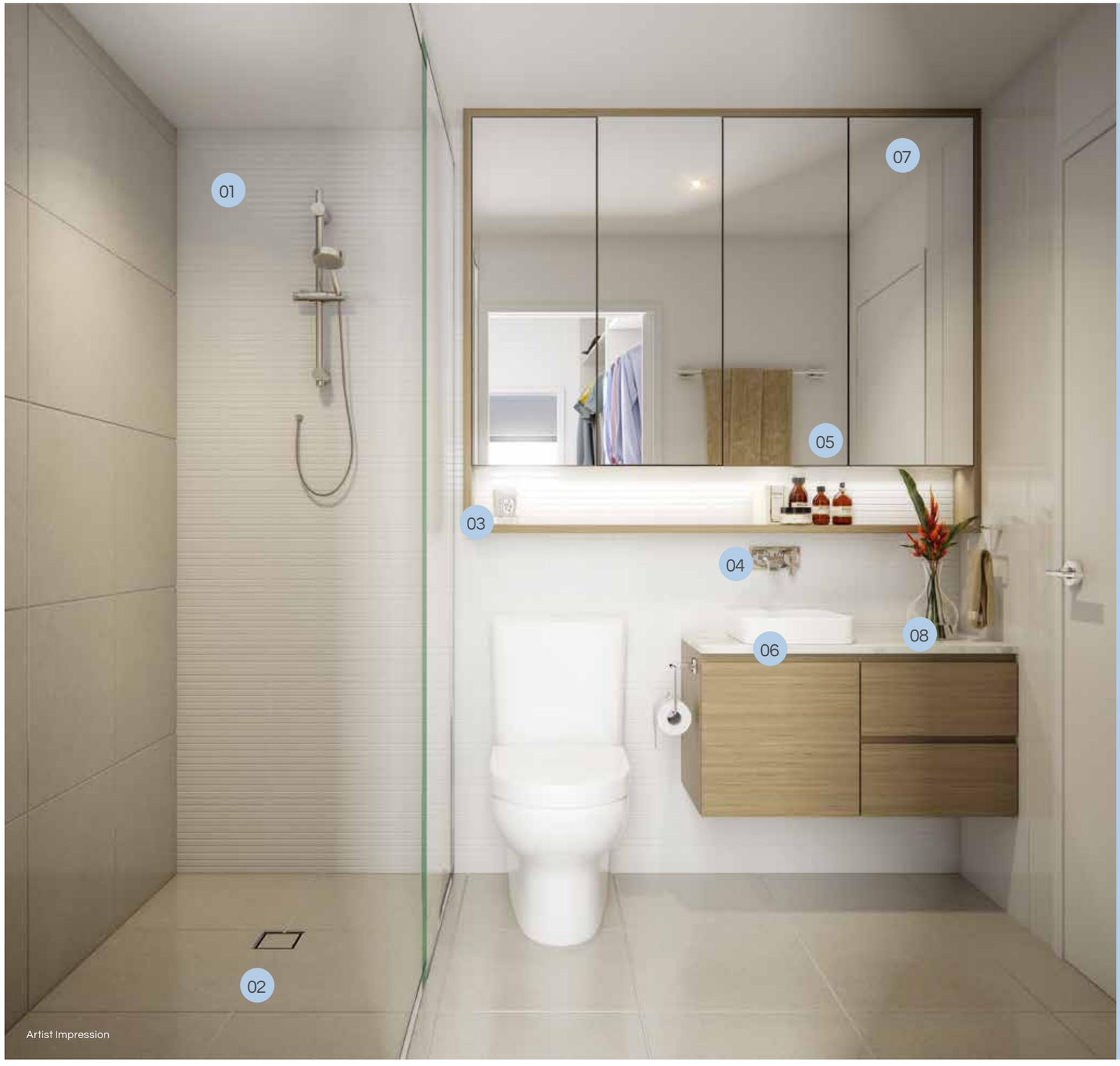
Buyers can select between two interior colour palettes for their apartments, both of which introduce clean, contemporary lines, textural layers and shimmering tones of gold or bronze, a statement of luxury.

fixtures & finishes

01 timber look flooring
02 metallic finish to kickboards & shadow line details
03 marble look stone benchtop with 40mm edge profile
04 recessed feature light
05 concealed LED strip lighting
06 concealed rangehood
07 large format, gloss finish porcelain tile splash-back
08 omega 4 burner gas cooktop
09 designer grohe tapware



Artist Impression



Artist Impression

fixtures & finishes

01 full height tiles

02 glazed porcelain flooring

03 timber laminate shelf

04 designer grohe tapware

05 concealed LED feature strip lighting

06 contemporary vanity designer basin

07 full height mirror shaving cabinet

08 marble look stone benchtop with 40mm edge profile

finishes schedule

apartment internal finishes

Flooring	Timber look flooring, Embelton flooring, Aqua - Tuf
Walls	Low sheen paint on plasterboard
Ceilings	Low sheen paint on plasterboard
Skirting	Profiled timber with high gloss paint finish
Cornice	Square set cornice
Lighting	Recessed down light fittings
Window furnishings	Roller Blinds to selected windows and doors
Air conditioning	Fully ducted air conditioning, ceiling fans to living rooms and all bedrooms

kitchens

Bench tops	Polished reconstituted quartz- based stone with 40mm mitred downturn
Cabinetry	Laminate finish to door and drawer fronts in selected colours; Metallic finish to kickboards & shadow line details; Drawers with soft closing runners
Splash backs	Large format, gloss finish porcelain tiles
Handles	Shadow line pull handles integrated into cabinetry design generally; Concealed finger pull handles to above counter cabinetry; Push catch style door mechanisms to overhead cabinetry above refrigerator alcoves; Slimline metal pull handles to pantries and linens
Pantries	Intermediate appliances shelf with adjustable shelving below and recessed shelving above to 1 & 2 bedroom apartments; Intermediate appliances shelf in reconstituted quartz- based stone with 4 x drawers below and recessed shelving above to 3 bedroom apartments
Lighting	Recessed down lighting to kitchens generally; Customised recessed LED strip lighting over kitchen island benches Concealed LED strip lighting to underside of overhead cabinetry
Sinks & mixers	1 and 1/2 bowl stainless steel under mount sinks to 1 & 2 bed apartments; 2 bowl stainless steel under mount sinks to 3 bedroom apartments 'Grohe' Chrome kitchen sink mixer in contemporary design
Dishwashers	European made, 'Omega' Stainless steel dishwasher
Cook tops	European made, 'Omega' 4 burner gas cook top with wok burner
Ovens	European made, 'Omega' Stainless steel and black glass, electric built in ovens

bedroom

Flooring	Quality Wool blend carpet on underlay
Walk in robes	Height adjustable bank of shelves, top fixed storage shelf and chrome hanging rail internally
Built in robes	Mirror faced sliding doors with height adjustable bank of shelves, fixed top storage shelf and chrome hanging rail internally; Separate Robe Cupboards to Bedroom 2 of Type G apartments: adjacent built in joinery cupboard with height adjustable shelving internally
Ceiling fans	Electric ceiling fan

bathrooms & ensuites

Flooring	Glazed porcelain floor tiles
Walls - within shower	Glazed porcelain tiles to full height in shower
Walls - feature wall	Glazed porcelain linear style mosaic tiles- 145x20mm nominal
Walls - elsewhere	Glazed porcelain tiles to full height
Vanities	Timber laminate to vanity doors and drawers with polished reconstituted stone quartz - based bench top. Shadow line pull handles integrated into vanity design with soft closing drawer runners to drawers
Shaving cabinets	Mirrored doors with concealed finger pull detail to open; Feature timber laminate internals with height adjustable shelving; Feature open shelf in timber look laminate with concealed LED strip lighting built in above shelf
Toilet suite	Vitreous china toilet suite with soft close seat
Vanity basin	Vitreous china vanity basin with chrome waste in a contemporary design
Bath	White acrylic inset bath to the ensuite of 3 bedroom apartments
Tap ware	'Grohe' single lever chrome mixer taps and adjustable shower on rose Additional fixed overhead shower to the ensuite of 3 bedroom apartments
Accessories	Chrome finish bathroom accessories including, towel rails, robe hooks, toilet roll holder, hand towel ring and shower shelf
Shower screen	Semi frameless glass with pivot door
Floor wastes	Tiled insert floor wastes generally; 2 x stainless steel floor grates at either end of shower to the ensuite of 3 bedroom apartments

laundry

Flooring	Timber look flooring, Embelton flooring, Aqua - Tuf
Walls	Low sheen paint on plasterboard
Splash back	Glazed ceramic tiles
Laundry cabinetry	Square edge laminate bench top to the full length of the laundry with joinery storage cupboard under laundry tub
Tub and mixer	Stainless steel laundry tub with ‘Grohe’ chrome mixer tap
Dryer	4kg dryer

balconies/courtyards

Flooring	Glazed porcelain vitrified floor tiles
Electrical	Outdoor power points provided
Courtyards	External hose cocks provided to apartments with courtyards and terraces
Covered spaces	Covered balconies and screening devices are integrated into the design as per floor plans
Lighting	Surface mounted fittings

services

Car parking	Secure residents basement car parking. Allocated bicycle and visitor Car parking areas
Passenger lifts	Dual passenger lifts servicing all levels, complete with key card security
Access & security	Audio intercom to the main building entry, Audio intercom and key access to the private residence gatehouses, Remote control access to the basement car parking areas, key access to apartment entry doors
MATV & pay TV	MATV outlets provided to living rooms and all bedrooms Pay TV outlets provided to the living room and main bedroom areas
Telephone	Telephone and data points provided to the kitchen / living room and main bedroom areas
Waste disposal	Garbage chutes provided to each level
Mailboxes	Individual lockable aluminium mailboxes with apartment number identification signage are located within close proximity to each building’s entry

building general

Entry lobby	Contemporary designed building entry lobbies with statement feature elements, building identification signage, provided communal seating spaces, built in landscaped planters and integrated lighting design
Resident level foyers	Designed foyers with apartment signage to coordinate with interior design, integrated lighting and feature wall coverings
Ground level communal cinema	Communal cinema space to building 1 has custom made built in tiered cinema seating, large screen wall mounted projector with built in surround sound system, ambient dimmable lighting and separate media room
Rooftop terrace recreation area	Provided communal seating; high bars and casual seating, lap pool spanning across the two buildings with viewing portholes and indigo coloured LED lighting, turf communal Yoga and relaxation garden, built in landscaped planters, BBQ, wash up sink, refrigeration and waste disposal facilities provided

exteriors

The twin building complex with its robust and contemporary architectural aesthetic was inspired and informed by the exceptional site location.

The project's elegant design solution maximizes connection to the surrounding precinct with its abundance of lifestyle advantages and opportunities. Florence both reflects and reinvents a positive community experience and lifestyle.

Artist Impression

Artist Impression

With breath taking views of Brisbane and its surrounds, the balcony is the perfect outdoor space for enjoying Brisbane's subtropical climate.

The spectacular rooftop terrace literally takes relaxation and outdoor entertainment to a new level.

Artist Impression

financial information

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BMT Tax Depreciation
QUANTITY SURVEYORS

Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
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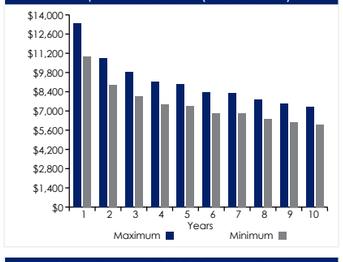
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 1 Bedroom Apartment, Florence Apartments
44-49 Cleveland Street, GREENSLOPES, QLD 4120

Maximum

Year	Plant & Equipment	Division 43	Total
1	6,647	6,730	13,377
2	4,132	6,730	10,862
3	3,102	6,730	9,832
4	2,373	6,730	9,103
5	2,234	6,730	8,964
6	1,638	6,730	8,368
7	1,585	6,730	8,315
8	1,107	6,730	7,837
9	789	6,730	7,519
10	584	6,730	7,314
11 +	3,086	201,916	205,002
Total	$27,277	$269,216	$296,493

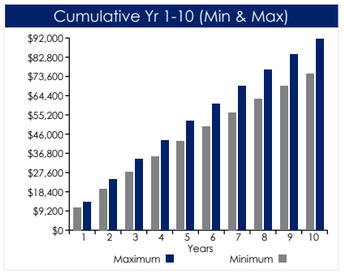
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	5,439	5,506	10,945
2	3,380	5,506	8,886
3	2,538	5,506	8,044
4	1,941	5,506	7,447
5	1,828	5,506	7,334
6	1,340	5,506	6,846
7	1,297	5,506	6,803
8	905	5,506	6,411
9	645	5,506	6,151
10	478	5,506	5,984
11 +	2,525	165,204	167,729
Total	$22,316	$220,264	$242,580

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

BMT Tax Depreciation
QUANTITY SURVEYORS

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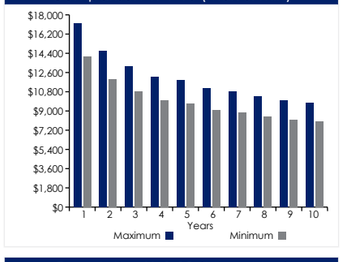
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 2 Bedroom Apartment, Florence Apartments
44-49 Cleveland Street, GREENSLOPES, QLD 4120

Maximum

Year	Plant & Equipment	Division 43	Total
1	8,302	8,912	17,214
2	5,704	8,912	14,616
3	4,302	8,912	13,214
4	3,306	8,912	12,218
5	2,966	8,912	11,878
6	2,221	8,912	11,133
7	1,899	8,912	10,811
8	1,421	8,912	10,333
9	1,085	8,912	9,997
10	849	8,912	9,761
11 +	4,828	267,398	272,226
Total	$36,883	$356,518	$393,401

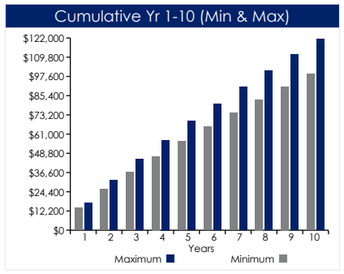
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	6,792	7,292	14,084
2	4,667	7,292	11,959
3	3,520	7,292	10,812
4	2,705	7,292	9,997
5	2,426	7,292	9,718
6	1,817	7,292	9,109
7	1,553	7,292	8,845
8	1,163	7,292	8,455
9	887	7,292	8,179
10	695	7,292	7,987
11 +	3,950	218,780	222,730
Total	$30,175	$291,700	$321,875

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

BMT Tax Depreciation
QUANTITY SURVEYORS

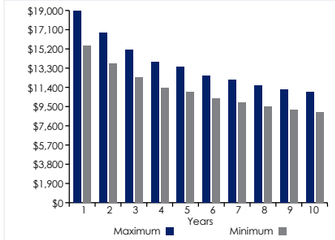
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3221 9922 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 3 Bedroom Apartment, Florence Apartments
44-49 Cleveland Street, GREENSLOPES, QLD 4120

Maximum

Year	Plant & Equipment	Division 43	Total
1	9,118	9,844	18,962
2	6,980	9,844	16,824
3	5,271	9,844	15,115
4	4,057	9,844	13,901
5	3,563	9,844	13,407
6	2,703	9,844	12,547
7	2,291	9,844	12,135
8	1,746	9,844	11,590
9	1,359	9,844	11,203
10	1,080	9,844	10,924
11 +	6,322	295,316	301,638
Total	$44,490	$393,756	$438,246

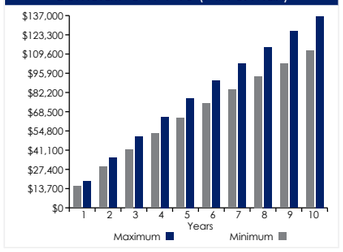
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	7,460	8,054	15,514
2	5,711	8,054	13,765
3	4,313	8,054	12,367
4	3,319	8,054	11,373
5	2,915	8,054	10,969
6	2,211	8,054	10,265
7	1,875	8,054	9,929
8	1,428	8,054	9,482
9	1,112	8,054	9,166
10	884	8,054	8,938
11 +	5,172	241,622	246,794
Total	$36,400	$322,162	$358,562

Cumulative Yr 1-10 (Min & Max)



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This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

Maximising Property Tax Depreciation Deductions

430996.1

rental appraisal

ABN 35 137 695 909
a HEAD OFFICE
Level 46, 111 Eagle Street, Brisbane QLD 4000
e vivo.admin@vivoproperty.com.au
t 07 3270 7500
f 07 3270 7599
vivoproperty.com.au

Monday, 21st March 2016

Rental Appraisal
Florence Apartments – 5-9 Flora Street, Greenslopes QLD 4120

To whom it may concern,

Thank you for the opportunity to provide the following information to you with regards to the Florence Apartments, Greenslopes.

Below is a list of market rental incomes expected for the Florence Apartments. Comparisons have been made on similar properties, location and vacancy rates. Vivo Property recommends the following rental returns based on comparable properties currently on the market together with recent values achieved within similar developments within the Greenslopes Area.

One Bedroom, 1 Bathroom	$370 - $420 per week
One Bedroom, 1 Bathroom, 1 Carpark	$480 - $530 per week
Two Bedroom, 2 Bathroom, 1 Carpark	$540 - $590 per week

Should you have any questions please do not hesitate to contact me on 07 3270 7500 or email alee@blueskyfunds.com.au

Kind regards

Andrew Lee
General Manager

level plans

51

building one - ground level

1 Bed 2 Bed 3 Bed

building one - level 1

building one - level 2

1 Bed 2 Bed 3 Bed

building one - level 3-7

rooftop

A. Sky Lounges
B. Yoga Lawn
C. High Bar
D. Pool Deck
E. Lap Pool
F. BBQ Terrace
G. Terrace Seating
H. Services

1 Bed
2 Bed
3 Bed

floor plans

57

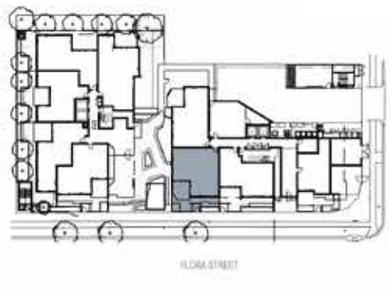
APT TYPE A + COURTYARD – BED 2 BATH 2 CAR 1

APT 103

GROUND LEVEL

area	
internal	84sqm
external	31sqm
total	115sqm

room area	
bed 1	3.1x3m
bed 2	3.2x3m
living	6.2x3.4m



APT TYPE A MIRRORED – BED 2 BATH 2 CAR 1

APTS 113. 126, 136, 146, 156, 166, 176

LEVELS 1–7

area	
internal	84sqm
external	11sqm
total	95sqm

room area	
bed 1	3.1x3m
bed 2	3.2x3m
living	6.3x3.4m

APT TYPE A + TERRACE – BED 2 BATH 2 CAR 1

N

APT 123

LEVEL 2

area		room area	
internal	84sqm	bed 1	3.1x3m
external	39sqm	bed 2	3.2x3m
total	123sqm	living	6.2x3.4m

APT TYPE A – BED 2 BATH 2 CAR 1

N

APTS 133, 143, 153, 163, 173, 182

LEVELS 3–8

area		room area	
internal	84sqm	bed 1	3.1x3m
external	13sqm	bed 2	3.2x3m
total	97sqm	living	6.2x3.4m

APT TYPE B MIRRORED – BED 1 BATH 1 CAR 1

APTS 112, 125, 135, 145, 155, 165, 175

LEVELS 1–7

area		room area	
internal	54sqm	bed 1	3.2x3.1m
external	14sqm	living	4.2x3.8m
total	68sqm		

APT TYPE B – BED 1 BATH 1 CAR 1

APTS 124, 134, 144, 154, 164, 174, 183

2–8

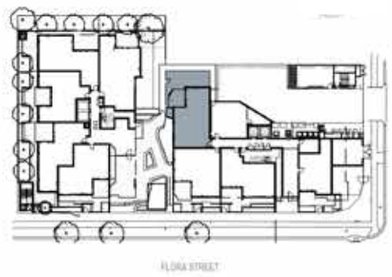
area		room area	
internal	54sqm	bed 1	3.1x3.1m
external	14sqm	living	4.2x3.8m
total	68sqm		

APT TYPE C + COURTYARD – BED 2 BATH 2 CAR 1

APT 104

GROUND EVEL

area		room area	
internal	82sqm	bed 1	3.9x3m
external	47sqm	bed 2	3x3m
total	129sqm	living	4.2x4.2m



APT TYPE C MIRRORED – BED 2 BATH 2 CAR 1

APTS 114, 127, 137, 147, 157, 167, 177

LEVELS 1–7

area		room area	
internal	82sqm	bed 1	3.6x3m
external	12sqm	bed 2	3x3m
total	94sqm	living	4.2x4.2m

APT TYPE C + TERRACE – BED 2 BATH 2 CAR 1

APT 122

LEVEL 2

area	
internal	82sqm
external	44sqm
total	126sqm

room area	
bed 1	3.9x3m
bed 2	3x3m
living	4.2x4.2m

APT TYPE C – BED 2 BATH 2 CAR 1

APTS 132, 142, 152, 162, 172, 181

LEVELS 3–8

area	
internal	82sqm
external	13sqm
total	95sqm

room area	
bed 1	3.6x3m
bed 2	3x3m
living	4.2x4.3m

APT TYPE D – BED 2 BATH 2 CAR 1

APTS 115, 128, 138, 148, 158, 168, 178

LEVELS 1–7

area		room area	
internal	85sqm	bed 1	3.3x3.2m
external	12sqm	bed 2	3.3x3.1m
total	97sqm	living	5.9x3.2m

APT TYPE D1 – BED 2 BATH 2 CAR 1

APTS 111, 121, 131, 141, 151, 161, 171

LEVELS 1–7

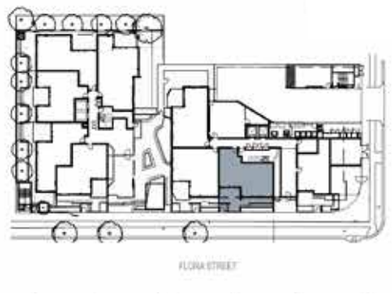
area		room area	
internal	83sqm	bed 1	3.3x3.2m
external	12sqm	bed 2	3.3x3.1m
total	95sqm	living	5.9x3.2m

APT TYPE E + COURTYARD – BED 2 BATH 2 CAR 1

APT 102

GROUND LEVEL

area		room area	
internal	81sqm	bed 1	3x3m
courtyard	33sqm	bed 2	3x3.2m
total	114sqm	living	4.5x4.3m

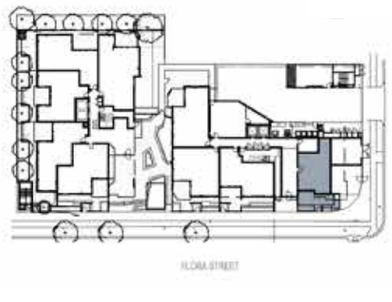


APT TYPE F + COURTYARD – BED 1 BATH 1 CAR 1

APT 101

GROUND LEVEL

area		room area	
internal	61sqm	bed 1	3x3m
courtyard	21sqm	living	4.9x3.3m
total	82sqm		



experienced
project team

experienced project team

BlueSky
Alternative Thinking

Blue Sky Private Real Estate (BSPRE) is an Australian based real estate investment company, which specialises in developing and managing real estate assets. BSPRE is the property division of listed alternative fund manager, Blue Sky Alternative Investments Limited (ASX: BLA).

Since 2007, Blue Sky has successfully completed and is currently delivering in excess of 1,500 residential apartments and townhouses across Queensland.

www.blueskyfunds.com.au

42 apartments 2011
Beenleigh

70 apartments 2012
Townsville

38 apartments 2013
Eight Mile Plains

39 apartments 2014
Townsville

46 townhouses 2014
Sunshine Coast

30 apartments 2014
Townsville

44 townhouses 2014
Sunshine Coast

36 apartments 2014
Bowen Hills

57 apartments 2015
Woolloongabba

20 apartments 2015
Toowong

40 apartments 2015
Bowen Hills

69 apartments 2016
Woolloongabba

AG Architects is an award winning architectural firm that creates high quality innovative designs for residential apartments.

Functional layouts based on sustainable design principles is at the core of AG Architects desire to produce uncompromising quality to suit modern lifestyles.

The team at AG Architects is dedicated towards delivering timeless value in the buildings they create and FLORENCE is a demonstration of that commitment.

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Our team is passionately committed to giving the most timely, accurate and financially rewarding property investment advice – to help you realise your financial and life goals.

www.cpsproperty.com.au

RGD Constructions is one of Queensland's construction industries great success stories.

With over 30 years' experience, RGD are able to offer our clients the confidence and assurance required to successfully manage their projects.

Our philosophy is one built on pride and professionalism, integrity and innovation. The result is a successful formula that has seen the company win multiple awards in many landmark projects.

RGD Constructions has a proven track record of delivering projects on time and on budget.

Over the next twelve months, RGD Constructions is programmed to deliver over $100 million worth of projects to the South East Queensland Region.

www.rgdconstructions.com.au

NOTE: Whilst we endeavour to ensure the contents of this document are correct at the time of printing, the information it contains is to be used as a guide only. This document was completed prior to the completion of final design, engineering and construction of the project, therefore design, engineering, dimensions, fittings and specifications are subject to change. All areas are provided in good faith and in accordance within prescribed guidelines. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages. The project is subject to change without notice and should be verified by the purchaser on or prior to exchange. All photos, maps and diagrams are indicative only. The project is still in the design phase so actual product may differ from that depicted. Views and outlooks may be affect by design changes, surrounding development and development approvals. Furniture is not included.