



Why invest in Jade Gungahlin?

Considering investing in Jade? Here's some compelling data that might make that decision a little easier

- **Light rail** linking Gungahlin to Canberra City.
- **Strong population growth** Gungahlin is not only the fastest growing region in Canberra but also one of the fastest growing regions in the nation. In fact, more than 30,000 people are projected to be moving to Gungahlin between 2017 and 2027.
- **Price growth.** Canberra was the best performing capital city in the country in 2020. This price growth is tipped to continue in 2021 with a forecast increase of 7% in the median property price.
- **Low vacancy rate.** Gungahlin has one of the lowest vacancy rates in the nation at 0.7%.
- **High rental yield.** Canberra tops the capital cities in terms of rental yield at 6.1% over the past 12 months.
- **Low stamp duty.** Canberra has the lowest stamp duty in Australia for investment properties.
- **Infrastructure projects.** \$3 billion already committed in Canberra
- **Shops and entertaining.** Gungahlin is a thriving town centre boasting numerous restaurants, cafés, bars and entertaining options. You will also find major supermarkets and departments stores such as Coles, Woolworths, Aldi, Kmart, Big W and Bunnings.
- **Recreation hotspot.** Indoor swimming pools, ovals, gymnasiums, parks, lakes, walking & cycle paths and natural reserves are all available to residents.
- Canberra has **Australia's number 1 ranking university (ANU)** plus 4 other world ranked universities.
- **No foreign ownership surcharge** (if your Canberra property is your principle place of residence).
- Canberra is **home to over 50 federal government agencies** and 25,000 private companies.

Characteristics of Gungahlin and its residents

Population 2020
(predicted to be more than 127,000 by 2035)

85,000

Median Age	Young Families	Homes Rented
31	61%	32%
Average people per household	Educated to diploma level or above	Median weekly rent
2.9	48%	\$450

Median weekly household income
(well above the ACT average of \$2087 and the national average of \$1438)

\$2247

Dwelling type



- 27% semi-detached or townhouse
- 8% unit or apartment
- 65% Separate house

Age



- 27% aged between 20 and 34
- 40% aged between 35 and 60
- 33% other

Households



- 79% family
- 17% single person
- 4% other

Unit Types available at Jade

(Below table summarises unit types, sizes, price range and forecast rental figures at the Jade Gungahlin Development)

UNIT TYPE	UNIT NO	INT SQM	EXT SQM	TOTAL SQM	PRICE BRACKET	RENT P/W
2 Bedroom (A)	42	53	8	61	\$350,000 – \$420,000	\$430 – \$450
2 Bedroom (B)	24	62–64	9	71–73	\$380,000 – \$420,000	\$440 – \$460
2 Bedroom + Ensuite (A)	14	75	12	87	\$410,000 – \$430,000	\$500 – \$510
2 Bedroom + Ensuite (B)	56	75–96	8–12	83–108	\$440,000 – \$640,000	\$510 – \$670
3 Bedroom + Ensuite (A)	12	85	9	94	\$450,000 – \$500,000	\$580 – \$600
3 Bedroom + Ensuite (B)	12	94	8–9	102–103	\$530,000 – \$580,000	\$640 – \$680
Penthouses & Dual Key	7	Note: Due to the unique nature not included in this rental analysis				

Depreciation

UNIT TYPE	AVG PRICE	PLANT & EQUIP	DIVISION 43	TOTAL
2 Bedroom (A)	\$350,000	\$6,596	\$4,880	\$11,476
2 Bedroom (B)	\$380,000	\$7,099	\$5,756	\$12,855
2 Bedroom + Ensuite (B)	\$470,000	\$7,443	\$7,072	\$14,515
3 Bedroom + Ensuite (A)	\$500,000	\$7,677	\$7,875	\$15,552
3 Bedroom + Ensuite (B)	\$560,000	\$7,850	\$8,666	\$16,516

Depreciation of plant is based on the Diminishing value method applying low-value pooling in year 1. Division 43 allowance is calculated using 2.5% depending on the property type and date of construction. Source: BMT Tax Depreciation.

Property investment analysis

	2 BEDROOM (A)	2 BEDROOM (B)	2 BED+ENSUITE (B)	3 BED+ENSUITE (A)	3 BED+ENSUITE (B)
PURCHASE PRICE	\$350,000	\$380,000	\$470,000	\$500,000	\$560,000
ESTIMATED RENT P/W	\$440	\$450	\$520	\$590	\$650
DEPOSIT (10%)	\$35,000	\$38,000	\$47,000	\$50,000	\$56,000
GROSS RENTAL YIELD	6.54%	6.16%	5.75%	6.14%	6.04%

Inflation rate 1.90% **Interest rate** 5.00% **Marginal Tax rate** 37% *Applicable to incomes between \$90,001–\$180,000*
Stamp Duty Note, stamp duty on Investment properties in the ACT is a deductible expense

Cost/(Income) per week

1 YEAR	(119)	(121)	(161)	(206)	(252)
2 YEAR	(53)	(52)	(63)	(98)	(118)
3 YEAR	(48)	(46)	(56)	(93)	(111)
4 YEAR	(47)	(45)	(53)	(91)	(112)
5 YEAR	(48)	(45)	(54)	(92)	(113)

Above table outlines net income (net cash flow into your pocket) per week after tax. These figures are calculated as pre tax cash flow amounts less any tax credits assuming tax refunds are issued in the same year in which they are based.

Investment Cost Analysis

(2 Bedroom (A) with a 10% Deposit – Year 1)

INCOME/EXPENSE	PAYMENT MODE	37% MARGINAL TAX
TOTAL EXPENSES	Aggregate Costs of running Investment	\$23,750
TOTAL REVENUE		
TENANT	Rent	\$22,440
ATO	Tax saving	\$ 7,498
YOU	Profit	\$ 6,188

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