

College Square
800 Swanston Street, Carlton, Victoria



Overview

Across the street from the University of Melbourne and within walking distance of the Royal Melbourne Institute of Technology, College Square will offer modern, high-quality and University-affiliated accommodation to over 1,100 students.

Due to be completed in late 2006, and professionally managed by YMCA, College Square will offer a low risk, high yielding investment and is part of an asset class which is completely insulated from the fluctuation of the residential property market.

College Square is an opportunity for investors to capitalise on Australia's rapidly increasing international student population, who make up the majority of the tenants in managed student accommodation. This is an excellent opportunity for the astute investor to diversify their property portfolio.

Investor essentials - key points

- Guaranteed yield of over 6.25% for first 24 months
- Inflexible high demand, fueled by influx of international students and vast undersupply of managed student accommodation
- 100% occupancy rate
- Units priced at valuation
- Furniture package included in price
- Located next to University of Melbourne, less than 1km from RMIT
- Low management and maintenance costs
- Unaffected by property markets fluctuations
- Control systems set up by developer, manager and university to ensure normalcy of returns

Developer: Becton

Total units: 553 in total. 34 units available

Price: \$236,400- \$281,200 furniture package included in price

Yield: Guaranteed 6.25% first year, 6.5% second year, estimate 6%+ yield thereafter

Facilities: High security (24 hrs), broadband internet, swimming pool and BBQ area, tutorial rooms, laundry facilities, landscaped gardens

Location analysis

Located on the southeastern tip of the Australian continent, Melbourne is Australia's second largest city, with a multicultural population of over three million residents, and is widely considered the epicenter of the country's cultural heartbeat. Like the rest of the Eastern Australian capitals, the residential market in Melbourne slumped significantly in recent years, though in 2005 and into 2006, has steadied. The Melbourne market has just entered its second year of recovery and a number of outer ring and coastal ring suburbs have enjoyed double digit capital growth. Infrastructure and urban planning have predictably led to a strong growth with several of the suburbs starting to see a rise in value in the wake of planned transport infrastructure. In particular, suburbs located within "growth channels" as designated by the far reaching urban planning initiative Melbourne 2030, as well as those serviced by new transport lines, have seen a sharp rise in market activity and the capital value of property assets.

Development location

College Square is ideally situated for its target demographic of tenant: students. College Square is literally across the street from the main entrance to the University of Melbourne, and is a five minute walk from Royal Melbourne Institute of Technology. Located in Carlton, Melbourne's CBD lies just 1km south, while the vibrant suburb of Fitzroy is just a few blocks east. The site for College Square on Swanston was chosen and the development built around the tenants for safety and convenience for the student market. All amenities are either located within the development itself or within a four block radius, and the main transport hub for the university is just out the main entrance.

For more information contact:

Debbie Evers, Dougmal Real Estate

Ph: (02) 4628 7444, Fax: (02) 4628 7177

Email: promotions@dougmal.com.au



HOW TO INVEST

To secure a property within this development, below are the steps you will be required to take:

1) Contact

Contact Dougmal Real Estate to register your interest in the property and to arrange viewing.

Debbie Evers
Dougmal Real Estate
Email: promotions@dougmal.com.au
Ph: (02) 4628 7444
Fax: (02) 4628 7177
www.dougmal.com.au

2) Organise the deposit

A 10% deposit is required to exchange contracts. This deposit can be provided via any of the following methods:

- Cash (held Dougmal Real Estate's Trust Account)
- Deposit Bond
- Bank Guarantee

3) Exchange contracts

- a) Your solicitor will be sent the contract to review.
- b) Once you are satisfied with the contract you will need to sign and return it to your solicitor with the 10% deposit.
- c) This needs to happen within 14 days of receiving the contract.

4) Settlement

- a) The balance of payment (the remaining 90%) is due on settlement.
- b) We will keep you informed as to the status of the development and give you ample forewarning of settlement dates.

If you do not have your own solicitor or mortgage broker, we can provide you with details of a solicitor or broker in your area.