

Garden Avenue

4724m<sup>2</sup>

29  
824m<sup>2</sup>

28  
470m<sup>2</sup>

27  
470m<sup>2</sup>

26  
470m<sup>2</sup>

25  
470m<sup>2</sup>

24  
470m<sup>2</sup>

23  
470m<sup>2</sup>

22  
470m<sup>2</sup>

21  
517m<sup>2</sup>

Elm Avenue

BRISBANE  
GOLDCOAST  
RAIL LINE

LOCAL  
SHOPPING  
DISTRICT

WOODRIDGE  
RAILWAY  
STATION

LOGAN  
CITY CENTRE,  
FOOD OUTLETS

WOODRIDGE  
STATE  
SCHOOL



## Lot 25 Elm Avenue, Logan Central, QLD, 4114



### Rental Appraisal House 4,3.5,2

#### Option 1

Co-Living: Inc common area furnishings & utilities \$900- \$990 per week

#### Option 2

House: No Inclusions: \$500 - \$550 per week

#### ► AGENT DETAILS

**Kristen Watson** | Business Development Manager

K WATSON Date: 13/04/2023

Email: [kristenw@imagerealty.com.au](mailto:kristenw@imagerealty.com.au) Mobile: 0426 455 314

"At Image Realty we specialise in Property Management!! This allows us to provide our clients with the highest level of service at the most competitive price!!" - Kristen.






#### ► DISCLAIMER

Whilst all reasonable effort is made to ensure the information in this publication is current, Image Realty Gold Coast does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication. This appraisal is based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2015. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. This appraisal is subject to professional town planning advice and LGA final approval.

# Comparable Rentals






## 1 3 KINGSTON COURT KINGSTON QLD 4114



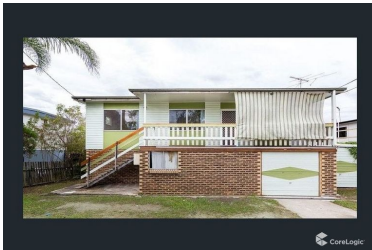
 4  3  1  964m<sup>2</sup>  123m<sup>2</sup>  
 Year Built 1975 DOM 35 days  
 Listing Date 19-Oct-22 Distance 2.26km  
 Listing Price \$510 Weekly






## 2 11 BLACKWOOD ROAD LOGAN CENTRAL QLD 4114



 4  2  4  1,214m<sup>2</sup>  -  
 Year Built 1980 DOM 18 days  
 Listing Date 07-Feb-23 Distance 0.92km  
 Listing Price \$480






## 3 31 MYRA STREET KINGSTON QLD 4114



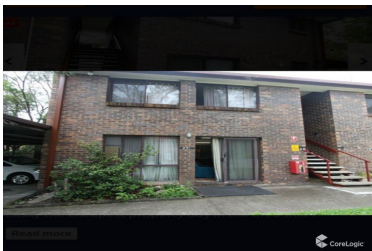
 4  2  2  660m<sup>2</sup>  95m<sup>2</sup>  
 Year Built 1965 DOM 35 days  
 Listing Date 20-Jan-23 Distance 1.14km  
 Listing Price \$540






## 4 11/41-43 DEFIANCE ROAD WOODRIDGE QLD 4114



 1  1  1  -  38m<sup>2</sup>  
 Year Built 1985 DOM 17 days  
 Listing Date 27-Mar-23 Distance 1.28km  
 Listing Price \$300 per week

## 5 25/41-43 DEFIANCE ROAD WOODRIDGE QLD 4114



 1  1  1  -  42m<sup>2</sup>  
 Year Built 1985 DOM 7 days  
 Listing Date 09-Mar-23 Distance 1.27km  
 Listing Price \$300

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Rental Return Guarantee

**Landlords Full Name(s):** \_\_\_\_\_

**Property:** Lot 25 Elm Avenue, Logan Central, QLD, 4114 House 4,3,5,2

**Appraisal Date:** 13/04/2023

**Guaranteed Weekly Rental Return Amount:** \$500

**Term:** Three (3) Years

### RECITALS

- A. Image Realty Pty Ltd ACN 607 345 568 ("Image Realty"), as the Managing Agent of the Property, hereby offers the Landlord a guaranteed rental amount for the Term in accordance with the Terms and Conditions of this agreement.
- B. The Guaranteed Weekly Rental Return Amount offered by Image Realty may not be the maximum rental return that is possible for the Property.
- C. The Landlord wishes to enter into this agreement as a way to ensure guaranteed income for the Property.

### TERMS AND CONDITIONS

- 1. The Landlord has engaged Image Realty to manage the Property, such engagement is reflected in the Form 6 (Appointment of a Property Agent) executed on or about the same date as this agreement.
- 2. The Landlord acknowledges and accepts this guarantee is only operational from the date the Property is first leased by Image Realty and only enforceable against Image Realty whilst the Form 6 is valid and subsisting. Any valid termination of the Form 6 by either party will result in this guarantee being terminated immediately with the Landlord prevented from relying on it after the date of termination for any reason.
- 3. The Landlord acknowledges and accepts the following:
  - (i) Prior to entry into this guarantee, Image Realty provided the Landlord with a rental appraisal of the Property which was undertaken by Image Realty. The Landlord has had sufficient opportunity prior to entry into this agreement to conduct its own due diligence enquiries to confirm the appraisal represents a fair and reasonable rental amount for the Property.
  - (ii) The Guaranteed Weekly Rental Return Amount is not necessarily the highest market rental return which could be achieved for the Property;

- (iii) This guarantee is designed to provide certainty to the Landlord and is in no way guaranteeing that the rental amounts received by the Landlord during the Term will represent the maximum rental amount achievable for the Property;
  - (iv) The guarantee is based upon four (4) weeks vacancy in any fifty-two (52) week period.
  - (v) If the average rental amount received during the Term (this is calculated by dividing the total amount of rent received throughout the Term by the number of weeks in the Term, less the allowed four (4) week permitted vacancy period for each year of the Term) is below the Guaranteed Weekly Rental Return Amount, Image Realty will pay to the Landlord the difference within fourteen (14) days of the end of the Term; and
  - (vi) From the Guaranteed Weekly Rental Return Amount, Image Realty is permitted to deduct all such amounts it is authorised to deduct pursuant to the terms of the said Form 6.
4. During the Term, the Landlord must ensure it undertakes the following:
- (i) Take out and maintain a Landlord Insurance Policy which is to include cover for loss of rent. Evidence of such insurance must be provided to Image Realty when requested;
  - (ii) Be available (or have a lawful representative available) to provide instructions to Image Realty with regard to the Property and ensure such instructions are provided within two (2) days of Image Realty seeking same;
  - (iii) Not unreasonably refuse to accept any proposed tenant, suggested rent or rental increase in line with the current market that Image Realty suggests for the Property;
- Should the Landlord breach any of the undertakings contained in this clause, Image Realty will be entitled to terminate this agreement, in writing to the Landlord without notice.

**Client Name:** \_\_\_\_\_

**Client Signature:** \_\_\_\_\_ **Date** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Client Name:** \_\_\_\_\_

**Client Signature:** \_\_\_\_\_ **Date** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Agent Name:** Image Realty Pty Ltd

**Client Signature:** \_\_\_\_\_ **Date** \_\_\_\_/\_\_\_\_/\_\_\_\_



# Standard Inclusions Sample

## General Inclusions

- Soil Test and Contour Survey
- All BA council fees, portable long service leave fees and QBCC fees
- Full Construction Insurance providing peace of mind
- Engineered waffle slab, designed to a "H2" classification
- 6 star energy efficiency construction
- N2 non-cyclonic wind loading construction & security tie-down
- 2400mm ceiling height
- Six year six month structural warranty
- Twelve month maintenance warranty
- Earthworks to create a building pad to a maximum fall of 1m
- Kordon Termite Treatment from BAYER to slab penetrations and around permitter of home. Fifty year warranty (conditions apply)
- All products listed in this inclusions sheet are from the builder's select range of suppliers, nominated materials and builder select colour ranges

## External Inclusions

- Brick & Tile construction unless otherwise noted on plan
- Austral bricks – select ranges
- Bristle concrete roof tiles – select ranges
- Render over brick or blue board (if indicated on plan)
- R2.5 ceiling installation to all ceiling areas under the main roof
- Sislotion (wall wrap) to all external walls
- Colorbond fascia and gutter
- Automatic colorbond panel garage door with 2 remote controls
- Two (2) external taps
- Two (2) external lights
- Sewer connection up to 30 meters
- Storm water connection to a standard 6 meter set-back
- Aluminium sliding glass windows with keyed alike window locks
- Front door from Hume doors
- Gainsborough lever entrance set and deadlock to front door

## Internal Inclusions

- Manufacturer two coat system, fully painted inside and out with Taubmanns quality acrylic trade paint. Ceilings in white only, with walls in a single colour. Gloss skirtings, architraves and reveals to match wall colour

- Skirting to be 68 x 12 mm classic profile
- Architrave to be 42 x 12 mm to match skirting profile
- Hume Internal doors, gloss painted
- Built-in robes to bedrooms (if shown on plan), include a shelf with rail
- Linen press (if shown on plan) contain four shelves and a swing or vinyl sliding door
- Cornice to be standard plaster cove 90mm
- 10mm plasterboard to all walls and ceiling
- 10mm water resistant lining to all bathrooms
- Gainsborough lever door furniture – trade range

## Electrical

- Euromaid Stainless Steel Multifunction Oven 60cm, Model BS5
- Euromaid Black Ceramic Cook Top 60cm, Model CC64
- Euromaid slide out front recirculating Stainless Steel range hood 60cm, Model RSFR8S
- Euromaid Stainless Steel Dishwasher, Model DC14S
- Ceiling fanlights to each bedroom and family room
- Exhaust fans to bathrooms
- Power points
  - Three (3) single power points to kitchen for dishwasher, refrigerator and microwave
  - Two (2) double power points to kitchen and main bedroom
  - One (1) double power point to all remaining rooms (excluding WC)
- Two (2) T.V. points or NBN points
- Two (2) phone points or NBN points
- Smoke detectors with 240 volt battery backup located by builder in accordance with legislation
- Lights (including fittings as selected by builder)
  - Internal – one (1) per room
  - External – one (1) to porch & one (1) to alfresco/patio area
- Earth leakage circuit breakers fitted per legislation
- 1x 2.0HP split air-conditioner for the family room

**Continued overleaf...**



# Standard Inclusions Sample – Continued...

## Hot Water System

- Energy efficient 190 Litre Chromogen Heat Pump hot water system (uses 65% less power than standard electric hot water system)

## Kitchen

- Essa stone bench tops from Laminex (20mm)
- Fully laminated cupboards
- Fully laminated overhead cupboards (ifs indicated on plan)
- Pantry to be painted carpenter made with four shelves 1050mm 1 ¾ bowl in stainless steel with one tap hole
- Chrome mixer tap
- 600mm splash back tiling to underside of overhead cupboards

## Bathrooms and toilets

- Laminex bench tops with post form edges
- Fully laminated vanity cupboard
- Framed mirror above vanity
- White Ceramic drop-in vanity basin
- Chrome mixer tap
- Chrome shower head
- Chrome towel rail and paper holder
- Clear glass shower screen with either pivot or sliding door
- 1525mm acrylic bath tub (if shown on plan)
- White ceramic soap holder in shower
- Vitreous china toilets
- Skirting & floor tile to be 400x400 mm ceramic tiles with one (1) row above vanity. Tiles to 400mm above bath and approx. 2100mm high in the shower recess
- Tiled shower base with waterproofing
- Obscure glass to all windows in bathrooms, ensuite and WC

## Laundry

- Everhard laundry tub (45 litre) with suds by-pass and metal cabinet
- If indicated on plan, stainless steel drop in tub when laundry bench
- Tiling to be 400x400 mm ceramic tiles and includes floor area, 1 row for skirting and 400mm above laundry cabinet or bench
- Chrome mixer tap

## Floor Coverings

- Ceramic tiles (400x400 mm) to kitchen, dining, meals, hallways and entry
- Balance of internal house (excluding garage) to be carpet, mechanically fitted with rubber underlay
- Garage floor to be left natural broom finish concrete
- Porcelain tiles and/or larger tiles will attract an additional cost

## Window Treatments

- Safety screens to all external doors (excluding pivot doors) and windows
- Vertical blinds to all windows and glass sliding doors excluding garage

## Light Fittings

- Light fittings throughout home as selected by builder
- Single fluorescence to garage (Two single florescence is double garage)

## Driveways/landscaping/fencing etc.

- Driveways to be wineglass in shape and finished in exposed aggregate concrete
- Porches, pathways, external alfresco and patio areas are to be finished in exposed aggregate concrete
- Letterbox
- Turf to front and rear yards with a single feature garden (approx. 8 SQM) to front yard
- Rear and side fencing to front alignment of house (only if not already existing) and returns to house. One single gate is included. Fence to be a standard three rail treated pine fence
- Paraline clothesline
- Twelve month maintenance warranty excludes fencing, turf and landscaping

## Cleaning

- External – Aushomes Pty Ltd will clean all builders' debris etc. from site to enable landscaping to proceed unhindered.
- Internal – Builder's clean by professional cleaner throughout home