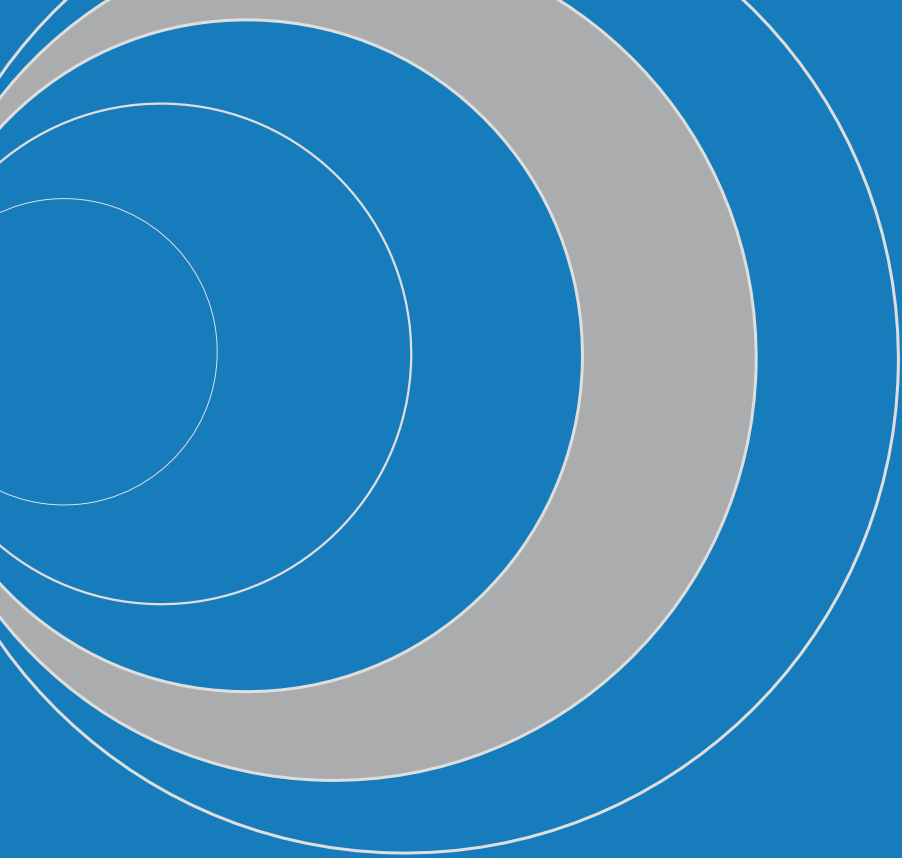


NRAS INVESTMENT OPPORTUNITY  
TANAMI APARTMENTS  
4/101 TANAMI DRIVE  
BROOME, WESTERN AUSTRALIA



COLMAN & MAGIATIS  
REAL ESTATE





### **Brochure Disclosure**

The examples provided in this brochure are general in nature and do not consider your full financial or personal circumstances. Such information is provided for illustration purposes only.

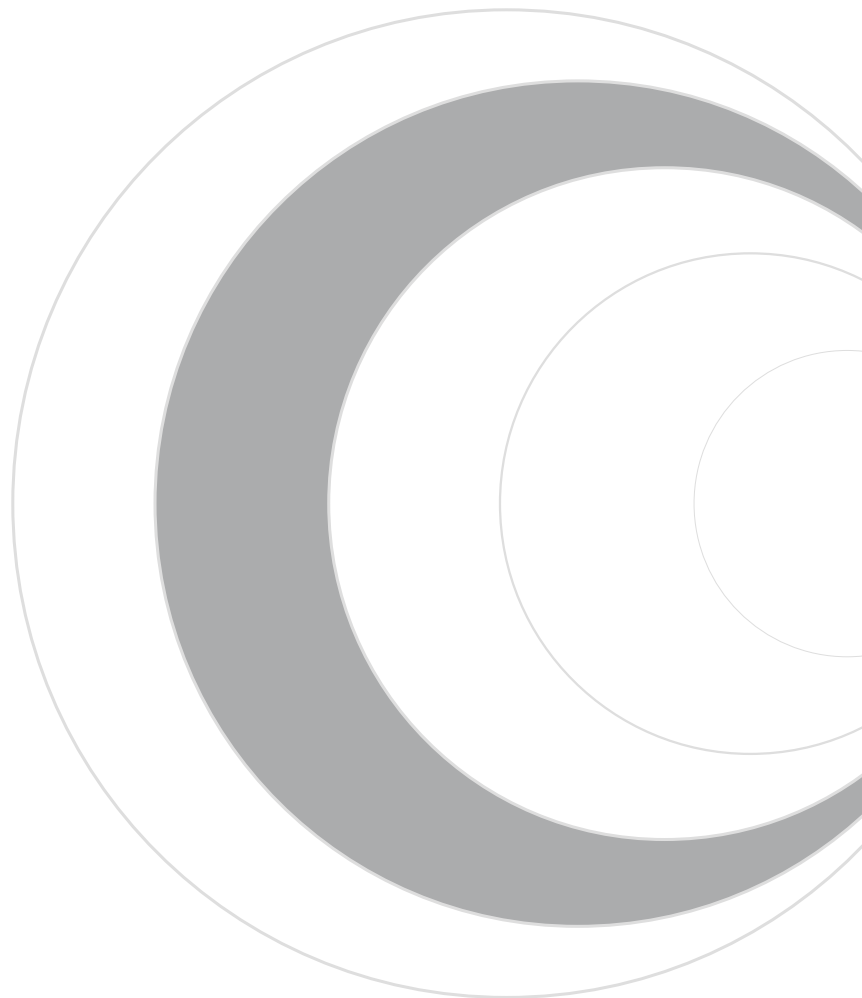
No part of this brochure, its information or content should be construed as professional advice or be used for the purpose of providing professional advice. Colman Magiatis Real Estate and SECFI Property are not liable to any person or entity for any direct, indirect, consequential or other loss or damage (however caused, including due to negligence) which may arise out of, or in connection with any use or reliance on such information or content. We recommend that you obtain appropriate professional advice relevant to your unique circumstances, exercise your own judgment and carefully evaluate the information provided in this brochure.

Colman Magiatis Real Estate and SECFI Property make no representation or warranty as to the completeness or accuracy of any information, or as to the merchantability or fitness for a particular purpose of the information contained in this brochure.

Whilst Colman Magiatis Real Estate and SECFI Property have used reasonable endeavours to ensure that the information provided in this brochure is correct at the time of its production, you should be aware that any information provided may be incomplete, inaccurate or outdated.

# TABLE OF CONTENTS

What is the National Rental Affordability Scheme (NRAS) .....	4
Australian Residential Investment Fund (ARIF) .....	5
Investment Benefits .....	6
Broome, Western Australia .....	7
Site Plan - Ground Floor .....	8
Site Plan - First Floor.....	9
Ground Floor Plan.....	10
Example Investment .....	11
General Inclusions.....	12
Price List.....	13
Approved NRAS Property Reservation Form.....	15





# WHAT IS THE NATIONAL RENTAL AFFORDABILITY SCHEME (NRAS)

NRAS is a long term commitment by the Australian Government to invest in affordable rental housing. The Scheme seeks to address the shortage of affordable rental housing by offering financial incentives to build and rent dwellings to low and moderate income households at least 20% below market rates for ten years.

The primary focus of NRAS is to:

- increase the supply of affordable rental dwellings;
- reduce rental costs for low to moderate income households; and
- encourage large scale investment and delivery of affordable housing.

The National Rental Affordability Scheme Act 2008 and the National Rental Affordability Scheme Regulations 2008 (the Act) passed the Senate in November 2008.

## NRAS OVERVIEW

The National Rental Affordability Scheme is an initiative by the Federal and State Governments to encourage the construction of new housing in Australia.

The Federal Government has contributed \$4.5 billion and State Governments \$1.5 billion towards NRAS to create up to 50,000 high quality new affordable rental properties across Australia.

In the May 2014 Budget, the Federal Government cancelled Round 5 of NRAS. The NRAS entitlements set aside for the Tanami Apartments have been sourced from previous allocation of NRAS, are still valid, and have been activated on completion of construction.

The Government Incentives are tax free incentives<sup>1</sup>, available each year for 10 years to owners of NRAS Approved Properties. The State component of NRAS is paid as a non assessable, non exempt income (NANE). ATO rulings have determined that expenditure associated with deriving the NANE is non-deductible.

For an Investor to be eligible for the Government Incentives, NRAS requires you to rent your Approved NRAS Property to an Eligible Tenant at least 20% below the market rate.



*Under NRAS, the Federal, State and Territory Governments will currently contribute \$11,248.09 per annum for each Approved NRAS Property.*

# AUSTRALIAN RESIDENTIAL INVESTMENT FUND (ARIF)

The ARIF was established as a means to allow investors who acquire an Approved NRAS Property to receive the various Government Incentives provided for under NRAS.

AAHS recognises the underlying demand and absolute need for affordable housing developed in a socially responsible and sustainable manner, which allows for complementary integration within community frameworks.

By investing in an Approved NRAS Property and agreeing to the terms and conditions contained in the ARIF Product Disclosure Statement (PDS), you may receive the Government Incentives. Once you have made your decision on which Approved NRAS Property you will acquire, simply complete the application in the QRIF PDS to access the Government Incentives available through NRAS.

ARIF will receive the Government Incentives for Approved NRAS Properties on behalf of investors to ensure compliance with the NRAS legislation and pass on the Government Incentives to investors.

\* The PDS issued by Australian Affordable Housing Securities Limited should be read in its entirety before making any decision to apply for an interest in the ARIF.

## KEY FEATURES

- For the current 2019/2020 NRAS year, the scheme provides for Federal, State and Territory Government incentives of up to \$11,248.09 per annum to an investor in an Approved NRAS Property.
- The NRAS has been structured to allow investors who want to invest in new residential housing, to also access the Government Incentives available through NRAS.
- Hassle free investment as your Approved NRAS Property will be managed on your behalf to ensure compliance with the NRAS legislation and regulations.
- Government Incentives are indexed annually and available for the NRAS period.
- The Commonwealth Government Incentives are a refundable tax offset. This means that the offset will reduce the amount of tax you are required to pay in any year. This amount is required to be claimed through your Income Tax Return.
- The State Government Incentives are non assessable non exempt income. This means that the amount is not included in your income in your income tax return (no tax payable). This amount is paid by the respective State or Territory generally in the last quarter of the year.
- Your approved NRAS Property will be managed by professional property and tenancy managers.





## INVESTMENT BENEFITS

### Security of Real Property

Your Approved NRAS Property may be a house and land package or a completed apartment or townhouse not previously resided in. Australian Affordable Housing Securities Limited (AAHS) has already made application to the Department of Social Services (DSS) to have approved NRAS properties available for sale and participation in the Australian Residential Investment Fund (ARIF), which can be arranged through AAHS.

### Increase in Value of Property

The value of many asset classes and investments may fluctuate over time. Investments in direct property have generally showed consistent returns and have demonstrated to be less volatile than other asset classes and investments such as listed equities.

As your underlying investment is direct real property, you will benefit in any capital growth. Any increase in the value of property has taxation implications.

### Other Taxation Benefits

A significant taxation benefit of an Approved NRAS Property is that the Government Incentives are a refundable tax offset (RTO) and non assessable non exempt income (NANE), which means the income is tax free.

All property investments enable the investor the ability to deduct associated costs with managing their property, including but not limited to property management fees, insurances, rates, interest costs, as well as specific taxation benefits such as depreciation.

By owning an Approved NRAS Property all these taxation benefits are available to you. However, recent taxation rulings have determined that expenses associated with deriving the NANE are non-deductible. As a result, the portion of expenses able to be claimed by an investor is limited to the proportion of assessable income. You should seek your own independent tax advice to find out what tax benefits are available to you.

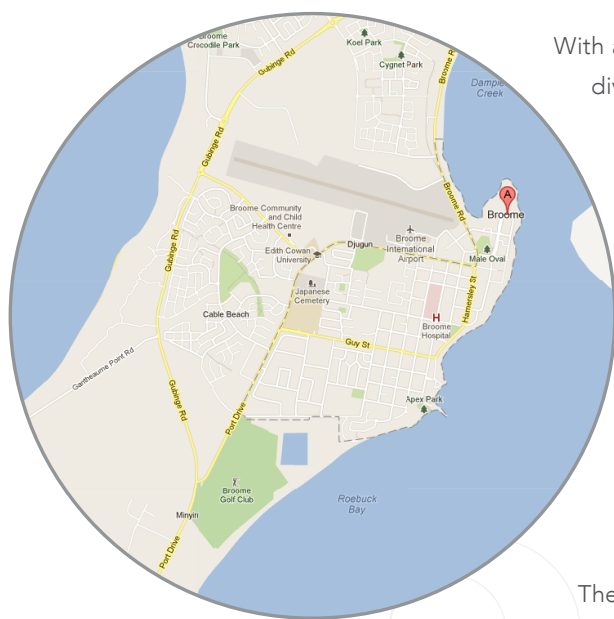


# BROOME, WESTERN AUSTRALIA

## THE LOCATION

Broome is located 2,000km North of Perth with a population of 14,000. Considered as an iconic Australian tourism destination it offers a beautiful coastline and turquoise beaches set in a unique tropical environment.

Yet, there's more to Broome than just tourism. **Broome is fast becoming a central business hub for the North West which has a vibrant commercial centre and ever growing business environment.**



With an industry built on pearling, today the Broome economy is supported by diverse industry such as oil, gas, mining, aquaculture and agriculture.

Strategically located just 240 nautical miles from the Browse Basin, it is now in the spotlight as a result of the development of the Browse Basin, the largest project ever considered in the Kimberley. The economic impact of this project is considerable, underpinning growth for years to come, as Broome would be a supply centre for the offshore development work.

As an alternative to other North West centres, together with all essential services and amenities, Broome offers a unique, relaxed lifestyle. This makes Broome well positioned to tackle the challenges associated with both a transient and resident workforce.

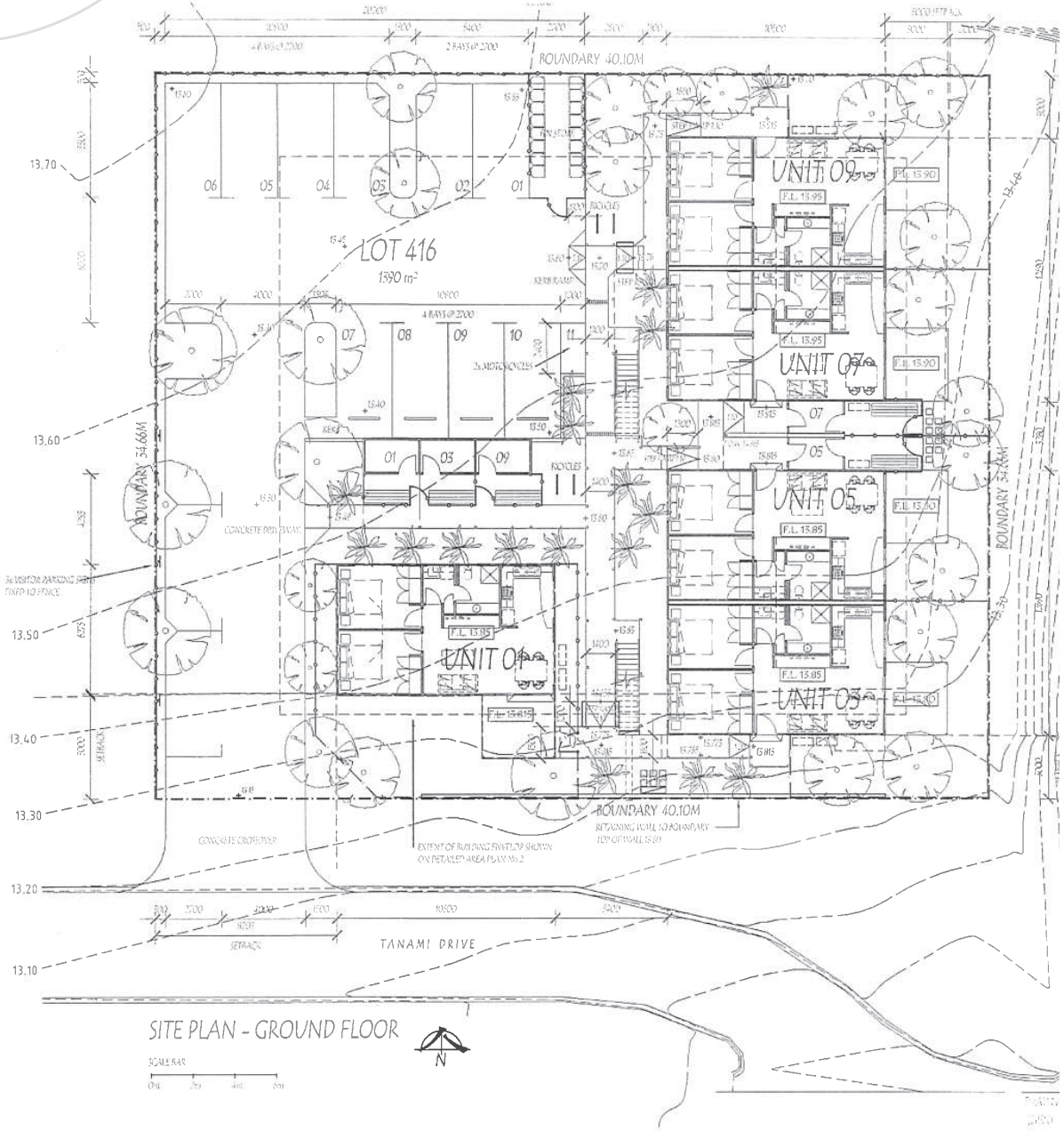
The Broome property market is driven by a strong rental market with a history of constrained land supply. Vacancies are as low as 1% during peak periods, offering investors the opportunity to purchase a solid investment property in the region.



*Demand for NRAS properties in Broome is underpinned by corporate and government agencies and small businesses. NRAS properties will be rented to key service workers that provide an essential role in the functioning of local business in Broome.*

# SITE PLAN - GROUND FLOOR

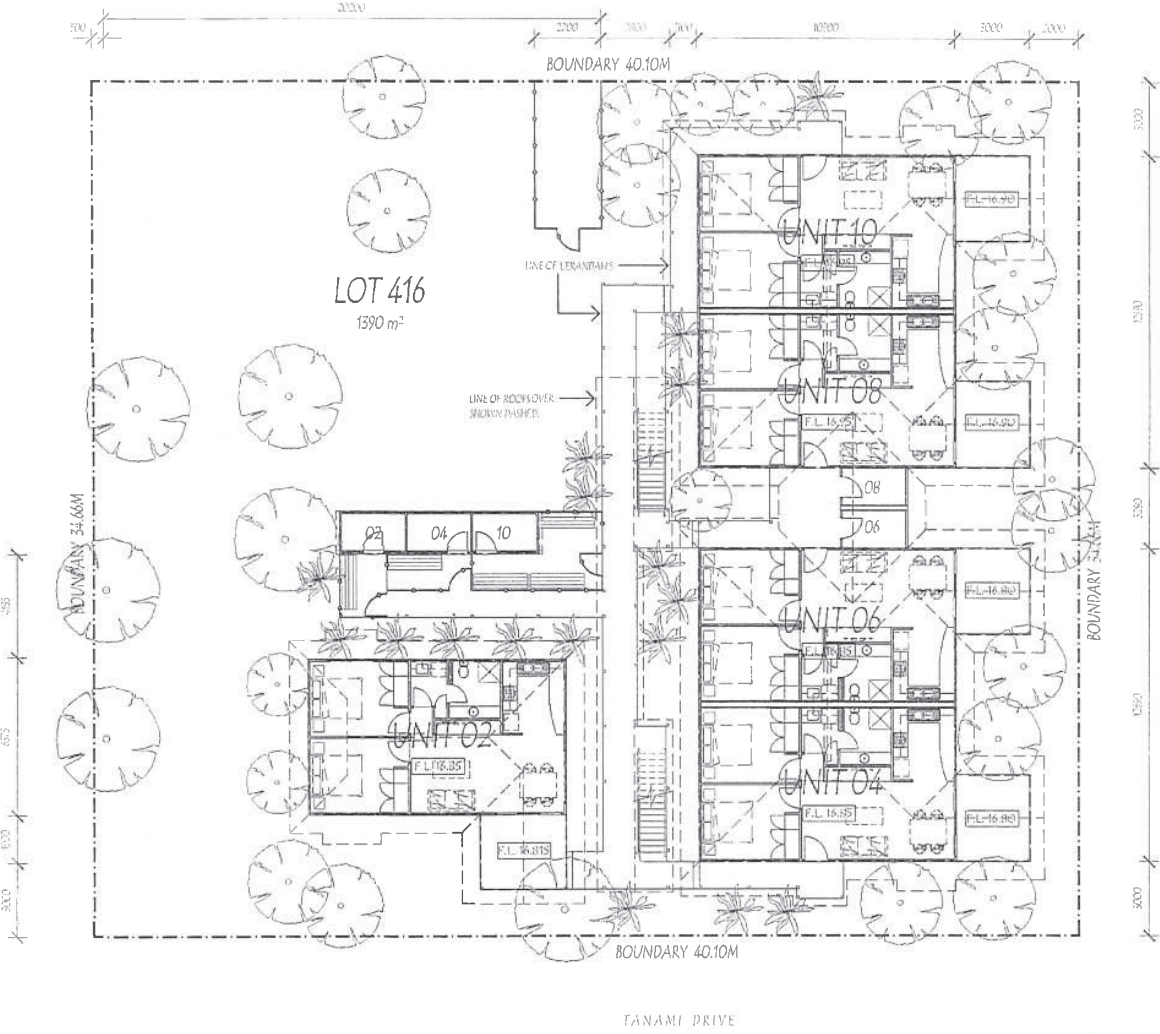
Lot 416 Tanami Drive, Bilingurr





# SITE PLAN - FIRST FLOOR

Lot 416 Tanami Drive, Bilingurr

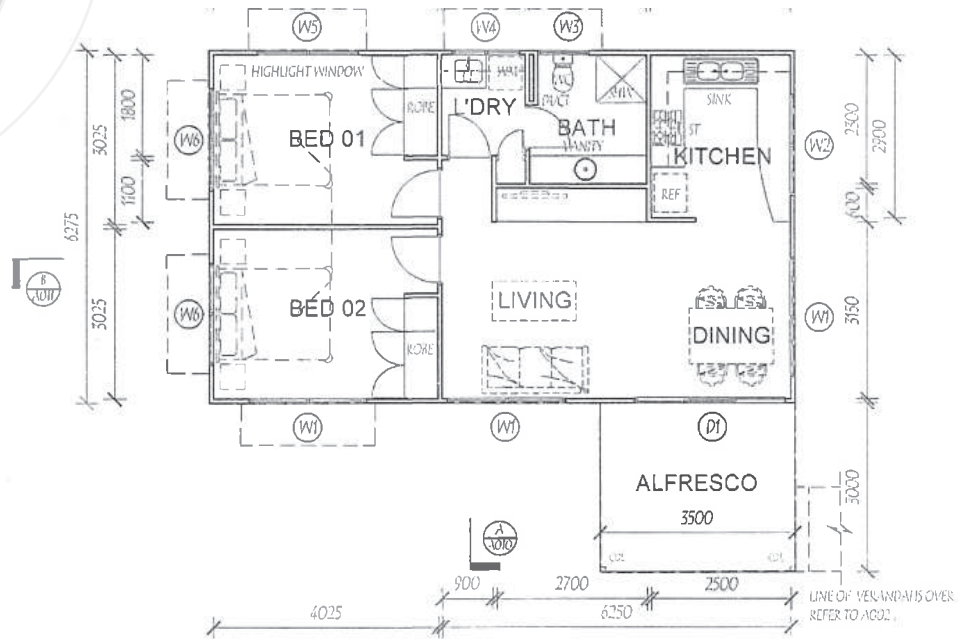


SITE PLAN - FIRST FLOOR



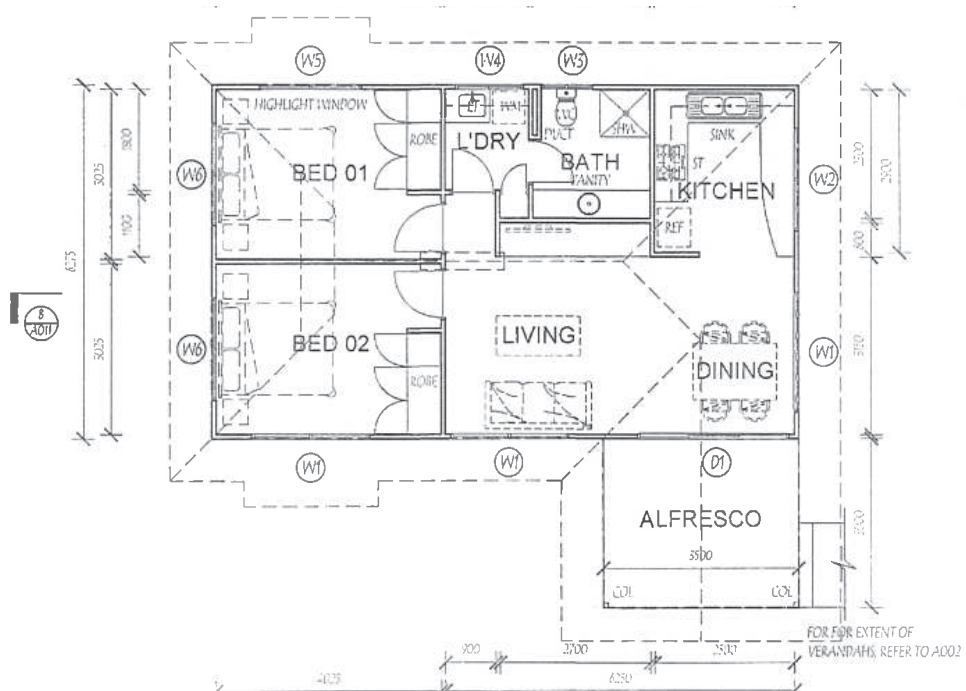
# GROUND FLOOR PLAN

2 Bed / 1 Bath Apartment



# FIRST FLOOR PLAN

2 Bed / 1 Bath Apartment



NOTE: Floor plans shown are for illustration purposes only and are subject to change without notice.

# EXAMPLE INVESTMENT

## 2 Bedroom / 1 Bathroom Apartment Tanami Apartments

<b>Total Investment</b>		<b>\$345,000</b>
Stamp Duty on Sale		\$10,550
Settlement Fees		\$1,250
		<b>\$11,800</b>
Amount of Deposit (20%)		\$69,000
<b>Loan</b>		<b>276,000</b>
<b>YEAR ONE</b>		
Weekly Rental Income after 20% Discount for NRAS	\$320	
<b>Annual Rental Income</b>		<b>\$16,640</b>
Plus Government Incentives		\$11,248
<b>Gross Income (before tax allowances)</b>		<b>\$27,888</b>
Property Expenses:		
Management Fees	\$2,288	
QRIF Scheme Fee 5.5% on Incentives	\$619	
Allowance for Council Rates, Water Rates, Strata & Strata Insurance	\$7,500	
<b>Total Property Expenses</b>		<b>\$10,407</b>
<b>Interest Payable on Borrowings</b>		<b>\$13,800</b>
<b>Pre - Tax Cash Flow</b>		<b>\$3,681</b>
<b>Tax Position - Taxable Income</b>		<b>\$16,640</b>
(excludes NRAS incentives)		
Less:		
Interest on Loan (interest only)	\$13,800	
Depreciation on Building, Fitout & Fittings	\$5,828	
Property Expenses (less QRIF fee)	\$9,788	
<b>Total Tax Allowances Available</b>		<b>\$29,416</b>
Less: Proportion of NANE costs		(\$4,252)
<b>Taxable Income (Loss)</b>		<b>(\$8,524)</b>
<b>Tax Benefit</b>		<b>\$3,324</b>
<b>Net Cash Surplus After Tax</b>		<b>\$7,005</b>
<b>Net Return on Investment (Deposit &amp; Costs)</b>		<b>8.6%</b>

The information included in this example is provided as a guide only and all potential investors should consult their professional advisor.

Assumptions: Gearing Level on Property 80%. Interest rate at 5%. Market Value Weekly Rent of \$400 (before NRAS discount). Investor Marginal Tax Rate 37%, plus Medicare Levy 2.0%. NRAS incentive indexed based on 2019/2020 NRAS year.

Note: The State component of NRAS is paid as a non assessable, non exempt income (NANE). ATO rulings have determined that expenditure associated with deriving the NANE is non-deductible which has been calculated above.

# GENERAL INCLUSIONS

## QUALITY CONSTRUCTION FEATURES

- Engineer designed steel roof and wall framing
- Kingflor slabs to first floor
- Internal and external colour selections and specification selected by a Qualified Interior Designer

## EXTERNAL FEATURES

- Colorbond Custom Orb roof, wall cladding, fascia and awnings
- Hardiflex lining to ceiling in garage, porch and alfresco.
- One (1) external brass garden tap
- Hume 'Savory Range' XS11 Entrance Door with translucent safety glass panels (ground floors units only)
- Gainsborough 'Trevi' lever lock set in Satin Chrome to front door (ground floor units only)
- Anodised aluminium sliding doors and windows
- Natural grey concrete to Alfresco, Porch
- Colorbond 4 sqm storage shed

## INTERNAL FEATURES

- 90mm Lafarge Simple Curved Profile Cornice
- Flush panel internal doors
- Gainsborough "Lianna" Passage lever sets - Bright Chrome
- Full painting to ceilings, doors and frames, woodwork, eaves, including internal walls
- R3.0 insulation batts to ceiling and R 1.5 insulation to external walls
- All B.I. Robes with a melamine shelf and chrome hanging rail
- Pre-finished vinyl sliding doors to robes.
- Mermet Escreen Roller Blinds to Living, Dining, Kitchen
- Mermet Blockout Roller Blinds to Bedrooms and Bathrooms

## KITCHEN FEATURES

- Polytec Laminate Cupboards.
- Polytec 38mm Tight-form Laminate Benchtop
- Hettich Tornea Handles – Bright Chrome
- Arc Multi-Function Stainless Steel Oven
- Arc Touch Control Ceramic Hotplates
- Arc Stainless Steel Slide out Rangehood
- Oliveri Lakeland Sink - 1½ bowl
- Alder Alto Mixer – Chrome
- Feature tiles to splash back as per interior designer selections

## BATHROOM

- Caroma Centro Vanity Basin – Vitreous China – White
- Alder Alton Basin Mixer – Chrome
- Alder Nuova Shower Mixer – Chrome
- Polytec 38mm Tightform Laminate Vanity Benchtop
- Polytec Laminate Vanity Cupboards with Hettich Tornea Handles
- Mirror - Satin Chrome frame
- Shower screen - satin chrome frame with clear glass
- Alder Vito Bertoni Eco Rain Shower Rose - Chrome
- Alder Alto Double Towel Rail – Chrome
- Feature tiles to shower as per Interior Designer Selections
- 200 x 200 Ceramic tiles to walls as per Interior Designer Selections
- \*300 x 300 Ceramic tiles to Floors as per Interior Designer Selections
- Stylus Venecia Close Coupled Toilet Suite – White
- Alder Alto Toilet Roll Holder - Chrome

## LAUNDRY FEATURES

- Oliveri Laundry Trough
- Alder Alto Trough Mixer – Chrome
- Polytec 38mm tight-form Laminate Benchtop
- Polytec Laminate Cupboards

## ELECTRICAL FEATURES

- LED Downlights throughout
- Ceiling fans to bedrooms, living, dining and alfresco and terrace
- Reverse cycle Fujitsu inverter split system air conditioning to living areas and bedrooms
- Double power points to standard locations
- White switch plates to light and power point switches and RCD safety switches
- Allowance for one TV point with cable to roof and one telephone point
- Exhaust fans to Bathroom and WC
- Hot water – Steibel Eltron WWK300A Heat pump

INCLUSION CONDITIONS: Due to the continual development and improvements, the builder reserves the right to alter the design, inclusions and/or specification at anytime without notice. (All alterations and substitutions will be of similar quality and standard.)

# PRICE LIST

## TANAMI APARTMENTS

📍 2 Bedroom / 1 Bathroom Apartment



UNIT	BED	BATH	CAR	FLOOR	APARTMENT AREA	PURCHASE PRICE
4	2	1	1	First	65	<b>\$345,000</b>



NOTE: Floor plans shown are for illustration purposes only and are subject to change without notice.

## Enquire today:

**Paul Magiatis**

Colman Magiatis Real Estate

SECFI Property

**Group Sales Manager**

M: 0414 305 252

P: 08 9288 4553

**COLMAN&MAGIATIS**

REAL ESTATE



Level 11 Brookfield Place, 125 St Georges Terrace, Perth, WA, 6000

Australian Residential Investment Fund ARSN 135 720 339

Managed by Australian Affordable Housing Securities Limited ABN 75 605 381 137 | AFSL 476641

Issued February 2016

**\*DISCLAIMER:**

The particulars contained herein were prepared for the purpose of the sale and do not form part of any agreement. The Government Incentives for the 2019/2020 NRAS year are \$8,436.07 per annum and \$2,812.02 per annum from the Federal, State and Territory Governments respectively.

Any information regarding the properties which have or may in the future be made available to the prospective purchaser, have or will be supplied on the clear understanding that whilst every care has been taken with its preparation, no responsibility is accepted by Colman Magiatis Real Estate, SECFI Property, Australian Affordable Housing Securities Limited, the developer or the selling agent or any person employed by or engaged by them for the accuracy or completeness of such information. Prospective purchasers are advised to make their own enquiries and to satisfy themselves in all respects. The seller reserves the right to alter the price and specifications at any stage.

The information provided in this brochure relates to the various properties which may be available as an Approved NRAS Property. Should you have any questions regarding the PDS contact Australian Affordable Housing Securities Limited on 1800 234 410.

## APPROVED NRAS PROPERTY RESERVATION FORM

Please return completed form via email to: [paul@secfi.com.au](mailto:paul@secfi.com.au)

### Purchaser Contact & Address Details

Proposed Purchaser #1 - Given name(s), Surname, Company or Trustee (i.e. for SMSF)		Split	%
Proposed Purchaser #2 - Given name(s), Surname, Company or Trustee (i.e. for SMSF)		Split	%
Street Number	Street		
Suburb / Town	State	Postcode	
Business Telephone	Mobile Phone	Contact Name	
Email Address			

### Reservation of Approved NRAS Property

I / We would like to reserve the Approved NRAS property being described as:	Purchase Price
	\$

### Conditions of Property Reservation

The purchase of an Approved NRAS Property is subject to the purchaser reading and completing the following:

- 1) Approved NRAS Property Reservation Form (this form).
- 2) Contract of Sale documents (Sale by Offer and Acceptance & "NRAS Agreement") within 7 days of receipt.

#### SIGNED BY: Purchaser 1

Signature
Date of Signing

#### SIGNED BY: Purchaser 2

Signature
Date of Signing

#### Adviser Details

Advisor / Agent Name
Address
Telephone

#### Conveyancer Details

Conveyancer / Agent Name
Address
Telephone

#### Finance Broker Details

Finance Broker Name
Address
Telephone

WAI Realty Trust Account

Commonwealth Bank

BSB: 066 110

Acc: 1029 6354

*Ref: property address or your surname*

## Enquire today:

**Paul Magiatis**

Colman Magiatis Real Estate

SECFI Property

**Group Sales Manager**

M: 0414 305 252

P: 08 9288 4553

**COLMAN&MAGIATIS**

REAL ESTATE



Level 11 Brookfield Place, 125 St Georges Terrace, Perth, WA, 6000

Australian Residential Investment Fund ARSN 135 720 339

Managed by Australian Affordable Housing Securities Limited ABN 75 605 381 137 | AFSL 476641

Issued February 2016

### \*DISCLAIMER:

The particulars contained herein were prepared for the purpose of the sale and do not form part of any agreement. The Government Incentives for the 2019/2020 NRAS year are \$8,436.07 per annum and \$2,812.02 per annum from the Federal, State and Territory Governments respectively.

Any information regarding the properties which have or may in the future be made available to the prospective purchaser, have or will be supplied on the clear understanding that whilst every care has been taken with its preparation, no responsibility is accepted by Colman Magiatis Real Estate, SECFI Property, Australian Affordable Housing Securities Limited, the developer or the selling agent or any person employed by or engaged by them for the accuracy or completeness of such information. Prospective purchasers are advised to make their own enquiries and to satisfy themselves in all respects. The seller reserves the right to alter the price and specifications at any stage.

The information provided in this brochure relates to the various properties which may be available as an Approved NRAS Property. Should you have any questions regarding the PDS contact Australian Affordable Housing Securities Limited on 1800 234 410.