

BOTTEN 
+ BOWSER

INVESTMENT GUIDE

69 MELBOURNE STREET | NORTH ADELAIDE



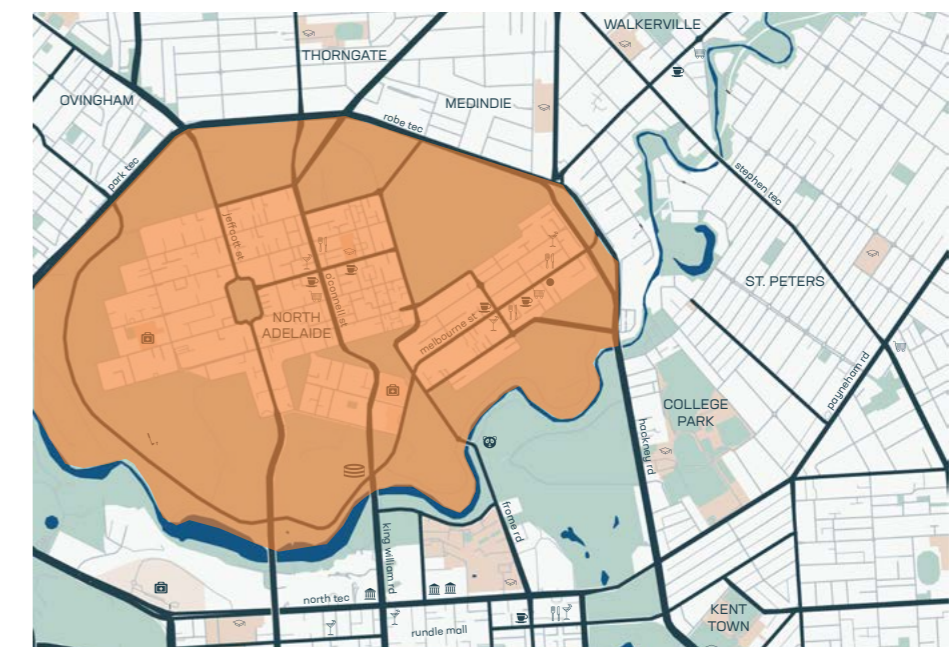
picture perfect location

This small prestigious pocket of Adelaide sits separated, but not isolated, from its surrounding suburbs with a green border consisting of the River Torrens, North Adelaide Golf Club + Northern Parklands.

Grand old homes, charming terraces and heritage cottages mix with more contemporary additions and character-filled pubs, cafes and restaurants.

Easy walking proximity to the Adelaide Oval, Adelaide Zoo, Festival Centre, universities and the CBD - it really is the most well-equipped surrounds Adelaide has to offer.

The North Adelaide property market is full of exciting opportunities with annual growth and demand for property sitting above the state average. House prices have been steadily rising despite the nationwide downturn in property with growth in the past year of 20.91% compared to the national average of only 4.30%.



*Data sourced from RP Data, 2019



home in the heritage village

North Adelaide is a cosmopolitan hub with a decent share of historic charm, which understandably makes it a desirable place to live.

North Adelaide is an attractive area to live for many different groups of people. This may be due to proximity to the CBD and areas of activation, such as the Adelaide Zoo, Adelaide Oval, Botanic Park, the Torrens River and Universities; however it may also be due to the small community feel of the surrounds.

The population of 6969 people recorded in 2016 has grown by 4.4% since 2011.

Young professionals under 35 make up the highest population group living in North Adelaide, followed by maturing families and couples aged 35-44, and then older couples aged 55-64.

POPULATION SEGMENT	PERCENTAGE
Independent youth (couples, singles + homeshares under 35)	26.3%
Maturing & established independence (families, couples, extended families + single parents aged 35-44)	17.1%
Older couples & families (families, couples, extended families + single parents aged 55-64)	13.6%
Older independence (singles + homeshares aged 55-64)	13.5%
Elderly singles (families, extended families + single parents 65+)	10.5%

*Data sourced from RP Data, 2019

RENTAL APPRAISALS

BOTTEN + BOWSER

69 MELBOURNE STREET | NORTH ADELAIDE | SA 5006

SUSSEX | 1 BED | 1 BATH | 1 CAR

ESTIMATED RENT PER WEEK

HIGH \$300's TO MID \$400's

COLLEY | 2 BED | 1 BATH | 1 CAR

ESTIMATED RENT PER WEEK

MID \$400's TO LOW \$500's

MACKINNON | 2 BED | 2 BATH | 1 CAR

ESTIMATED RENT PER WEEK

LOW \$500's to HIGH \$500's

DUNN | 1 BED | 1 BATH | 1 CAR

ESTIMATED RENT PER WEEK

MID \$300's TO HIGH \$300's

STANLEY | 2 BED | 2 BATH | 1 CAR

ESTIMATED RENT PER WEEK

HIGH \$400's TO LOW \$500's

OUTGOING ESTIMATES

APARTMENT TYPE	STRATA COST PER QUARTER	COUNCIL RATES PER QUARTER
DUNN 1 BEDROOM	TBC	TBC
SUSSEX 1 BEDROOM	\$259 - \$299	\$448 - \$504
COLLEY 2 BEDROOM	\$303 - \$342	\$537 - \$593
STANLEY 2 BEDROOM	\$405 - \$429	\$616 - \$660
MACKINNON 2 BEDROOM	\$484 - \$456	\$728 - \$772
PENTHOUSE 3 BEDROOM	\$913 - \$1197	\$1344 - \$1680

*These outgoings are estimates only and are subject to change.

These apartment rental appraisals have been completed by Ouwens Casserly Property Management. Full appraisal pricing available upon request. Please enquire for further information. Pricing is provided November 2020 and is subject to fluctuation in the rental market and seasonal demands and should be used as a guide only. RLA 223245

DISCLAIMER: This information contained in this brochure is for general information purposes only. It is not intended as financial or investment advice and should not be construed or relied on as such. Before making any commitment of a financial nature you should seek advice from a qualified and registered financial or investment adviser.

DEPRECIATION ESTIMATES

ESTIMATE OF DEPRECIATION CLAIMABLE

TYPICAL 1 BED | 1 BATH | 1 CAR

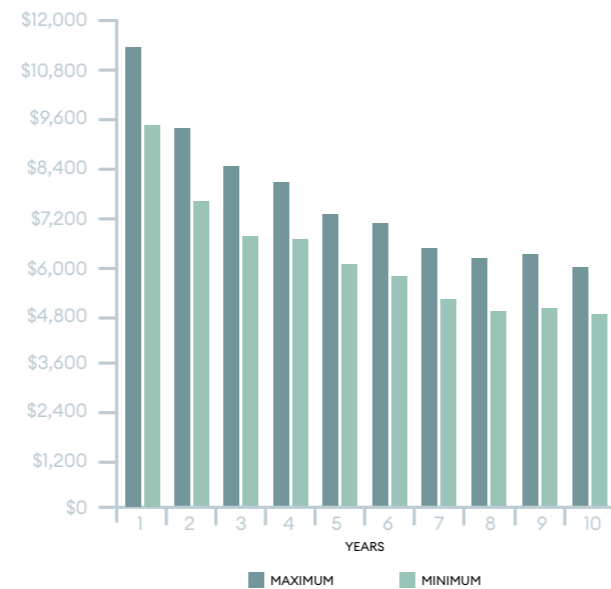
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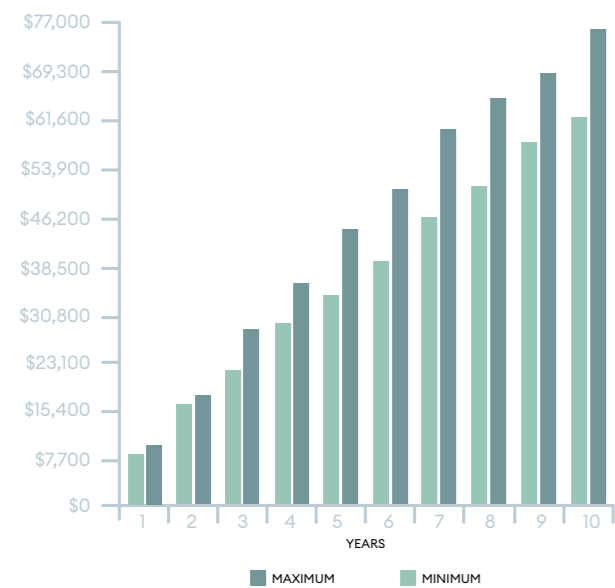
MAXIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$6,534	\$4,960	\$11,494
2	\$4,419	\$4,960	\$9,379
3	\$3,390	\$4,960	\$8,350
4	\$3,031	\$4,960	\$7,991
5	\$2,518	\$4,960	\$7,478
6	\$1,904	\$4,960	\$6,864
7	\$1,488	\$4,960	\$6,448
8	\$1,200	\$4,960	\$6,160
9	\$1,247	\$4,960	\$6,207
10	\$969	\$4,960	\$5,929
11+	\$7,611	\$148,781	\$156,392
Total	\$34,311	\$198,381	\$232,692

COMPARISON YR 1-10 (MAX + MIN)



CUMULATIVE YR 1-10 (MAX + MIN)



MINIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$5,346	\$4,058	\$9,404
2	\$3,615	\$4,058	\$7,673
3	\$2,774	\$4,058	\$6,832
4	\$2,480	\$4,058	\$6,538
5	\$2,060	\$4,058	\$6,118
6	\$1,558	\$4,058	\$5,616
7	\$1,218	\$4,058	\$5,276
8	\$982	\$4,058	\$5,040
9	\$1,021	\$4,058	\$5,079
10	\$793	\$4,058	\$4,851
11+	\$6,227	\$121,730	\$127,957
Total	\$28,074	\$162,310	\$190,384

*Assumes settlement on 1 July in any given year.

Estimate prepared by BMT Depreciation Quantity Surveyors.
To discuss this report please contact Bradley Beer at BMT Depreciation on 08 8193 5900.

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.

ESTIMATE OF DEPRECIATION CLAIMABLE

TYPICAL 2 BED | 1 BATH | 1 CAR

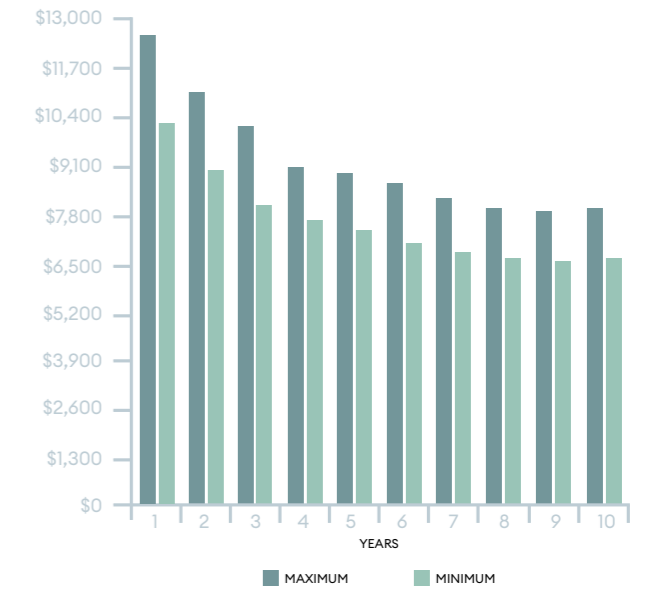
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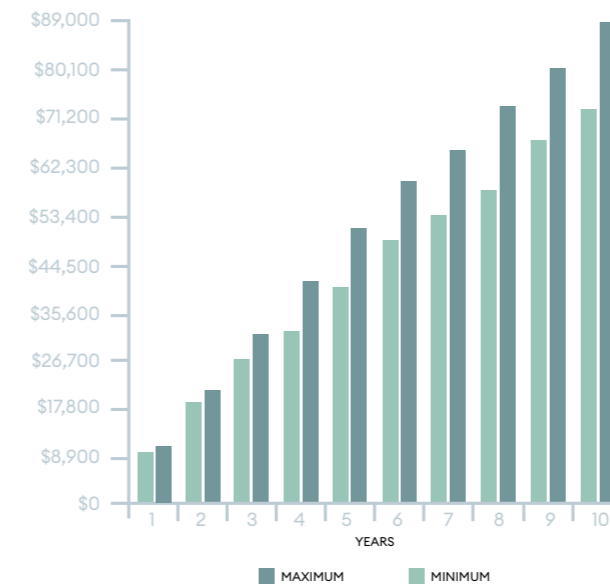
MAXIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$6,787	\$5,852	\$12,639
2	\$5,248	\$5,852	\$11,100
3	\$4,015	\$5,852	\$9,867
4	\$3,330	\$5,852	\$9,182
5	\$3,000	\$5,852	\$8,852
6	\$2,270	\$5,852	\$8,122
7	\$1,781	\$5,852	\$7,633
8	\$1,440	\$5,852	\$7,292
9	\$1,199	\$5,852	\$7,051
10	\$1,274	\$5,852	\$7,126
11+	\$9,375	\$175,574	\$184,949
Total	\$39,719	\$234,094	\$273,813

COMPARISON YR 1-10 (MAX + MIN)



CUMULATIVE YR 1-10 (MAX + MIN)



MINIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$5,553	\$4,788	\$10,341
2	\$4,294	\$4,788	\$9,082
3	\$3,285	\$4,788	\$8,073
4	\$2,724	\$4,788	\$7,512
5	\$2,454	\$4,788	\$7,242
6	\$1,858	\$4,788	\$6,646
7	\$1,457	\$4,788	\$6,245
8	\$1,178	\$4,788	\$5,966
9	\$981	\$4,788	\$5,769
10	\$1,042	\$4,788	\$5,830
11+	\$7,671	\$143,652	\$151,323
Total	\$32,497	\$191,532	\$224,029

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DEPRECIATION ESTIMATES

ESTIMATE OF DEPRECIATION CLAIMABLE

TYPICAL 2 BED | 2 BATH | 1 CAR

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ESTIMATE OF DEPRECIATION CLAIMABLE

TYPICAL 3 BED | 2 BATH | 2 CAR

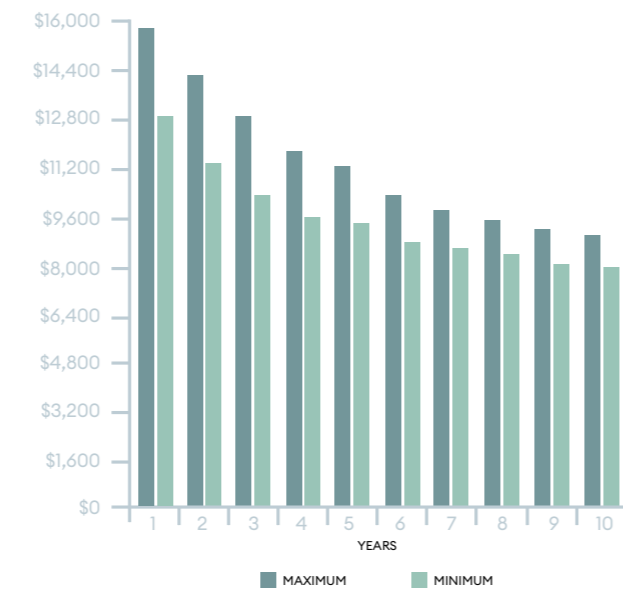
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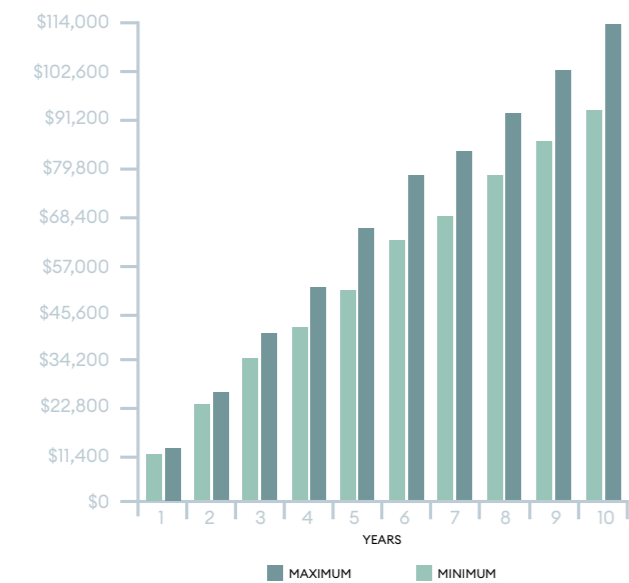
MAXIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$8,443	\$7,429	\$15,872
2	\$6,628	\$7,429	\$14,057
3	\$5,429	\$7,429	\$12,858
4	\$4,432	\$7,429	\$11,861
5	\$3,708	\$7,429	\$11,137
6	\$2,926	\$7,429	\$10,355
7	\$2,528	\$7,429	\$9,957
8	\$2,036	\$7,429	\$9,465
9	\$1,687	\$7,429	\$9,116
10	\$1,427	\$7,429	\$8,856
11+	\$13,453	\$222,885	\$236,338
Total	\$52,697	\$297,175	\$349,872

COMPARISON YR 1-10 (MAX + MIN)



CUMULATIVE YR 1-10 (MAX + MIN)



MINIMUM

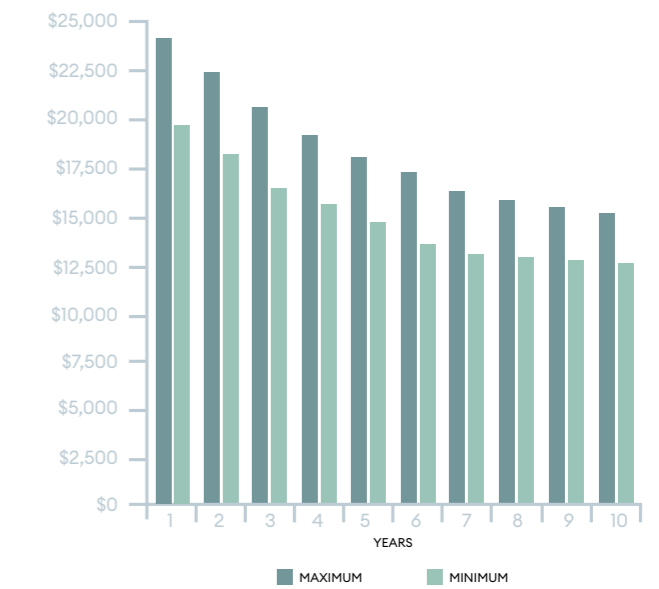
YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$6,908	\$6079	\$12,987
2	\$5,423	\$6079	\$11,502
3	\$4,442	\$6079	\$10,521
4	\$3,626	\$6079	\$9,705
5	\$3,034	\$6079	\$9,113
6	\$2,394	\$6079	\$8,473
7	\$2,068	\$6079	\$8,147
8	\$1,666	\$6079	\$7,745
9	\$1,381	\$6079	\$7,460
10	\$1,167	\$6079	\$7,246
11+	\$11,007	\$182,361	\$193,368
Total	\$43,116	\$243,151	\$286,267

*Assumes settlement on 1 July in any given year.

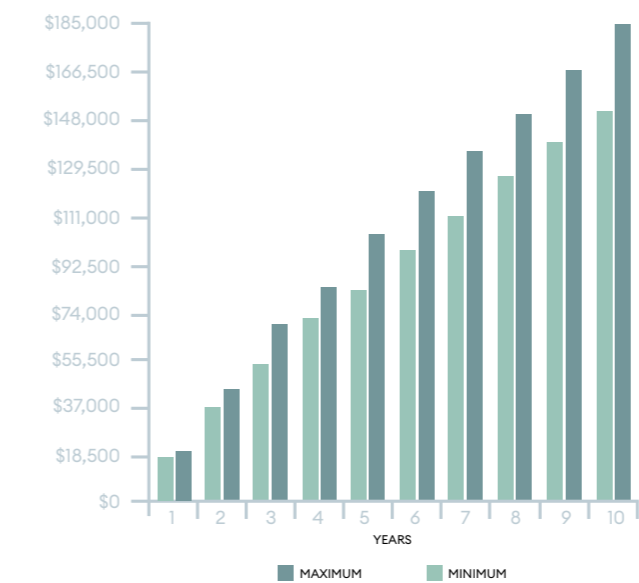
MAXIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$11,490	\$12,665	\$24,155
2	\$9,757	\$12,665	\$22,422
3	\$7,891	\$12,665	\$20,556
4	\$6,492	\$12,665	\$19,157
5	\$5,457	\$12,665	\$18,122
6	\$4,429	\$12,665	\$17,094
7	\$3,973	\$12,665	\$16,638
8	\$3,274	\$12,665	\$15,939
9	\$2,917	\$12,665	\$15,582
10	\$2,429	\$12,665	\$15,094
11+	\$20,958	\$379,950	\$400,908
Total	\$79,067	\$506,600	\$585,667

COMPARISON YR 1-10 (MAX + MIN)



CUMULATIVE YR 1-10 (MAX + MIN)



MINIMUM

YEAR	PLANT + EQUIPMENT	DIVISION 43	TOTAL
1	\$9,401	\$10,363	\$19,764
2	\$7,983	\$10,363	\$18,346
3	\$6,457	\$10,363	\$16,820
4	\$5,312	\$10,363	\$15,675
5	\$4,465	\$10,363	\$14,828
6	\$3,623	\$10,363	\$13,986
7	\$3,251	\$10,363	\$13,614
8	\$2,678	\$10,363	\$13,041
9	\$2,387	\$10,363	\$12,750
10	\$1,987	\$10,363	\$12,350
11+	\$17,148	\$310,868	\$328,016
Total	\$64,692	\$414,498	\$479,190

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Form R7

Warning notice

Financial and investment advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

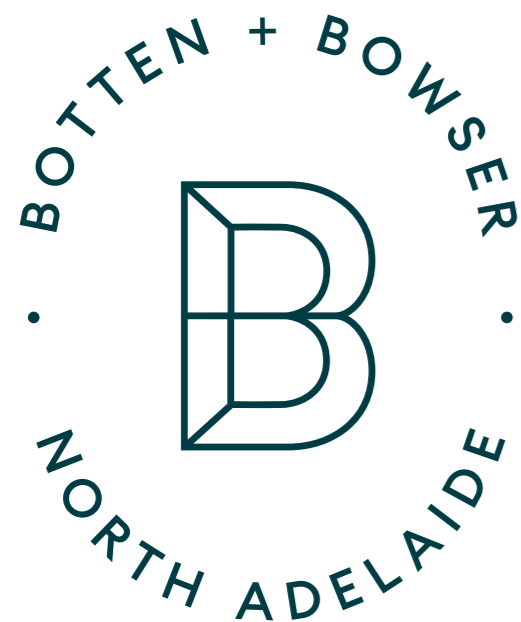
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.





69 Melbourne Street | North Adelaide

bottenandbowser.com.au

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