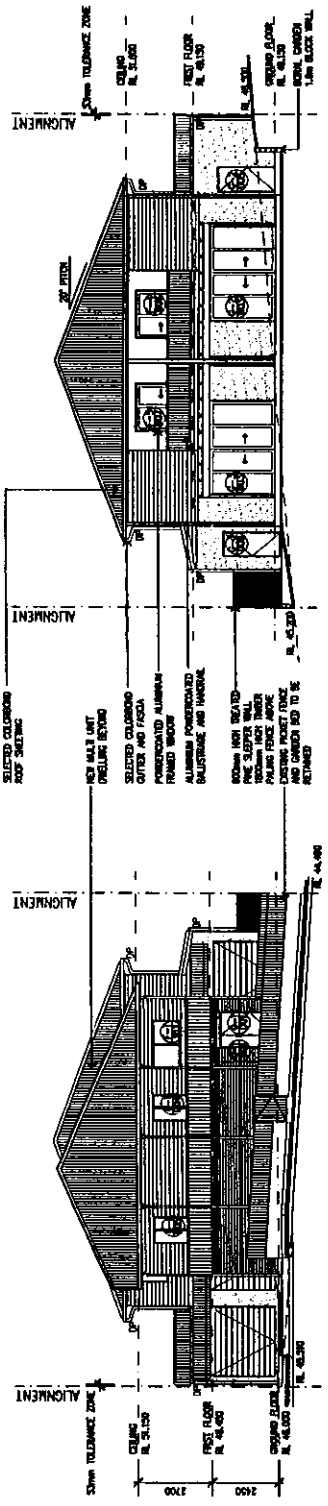


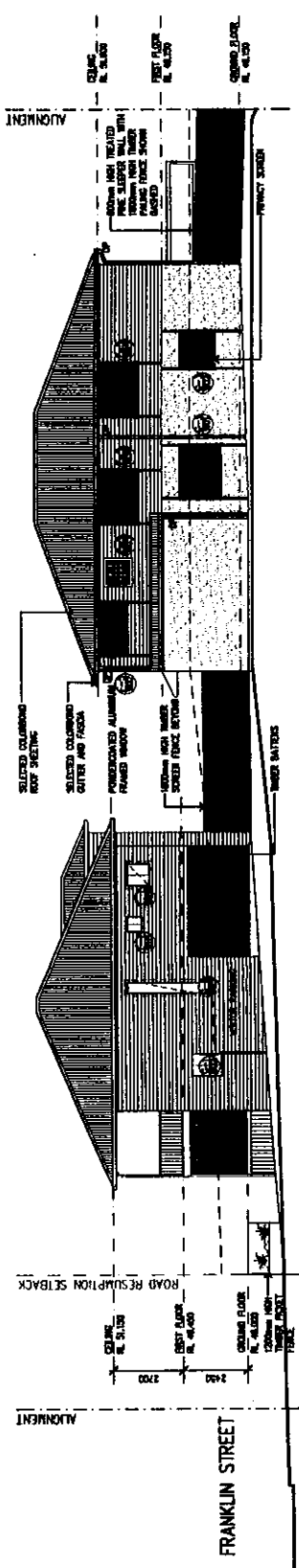
THE CURRENT USE IS AS SHOWN
 THE CURRENT OCCUPANCY TYPE IS:
 O1 DWELLING
 O2 GENERAL
 O3 INDUSTRIAL
 O4 OFFICE
 O5 STORAGE
 O6 OTHER
 O7 UNCLASSIFIED
 O8 UNKNOWN
 O9 VACANT
 O0 OTHER

LEGEND
 OF
 CONFORMS



02 SOUTH-EAST ELEVATION
 NEW MULTI UNIT DWELLING
 1:100

01 NORTH-WEST ELEVATION
 FRANKLIN STREET
 EXISTING DWELLING
 1:100



03 SOUTH-WEST ELEVATION
 1:100

EXISTING DWELLING TO BE REFURBISHED

NEW MULTI UNIT DWELLING

1	PROJECT NO.	
2	DATE	
3	SCALE	
4	BY	
5	CHECKED BY	

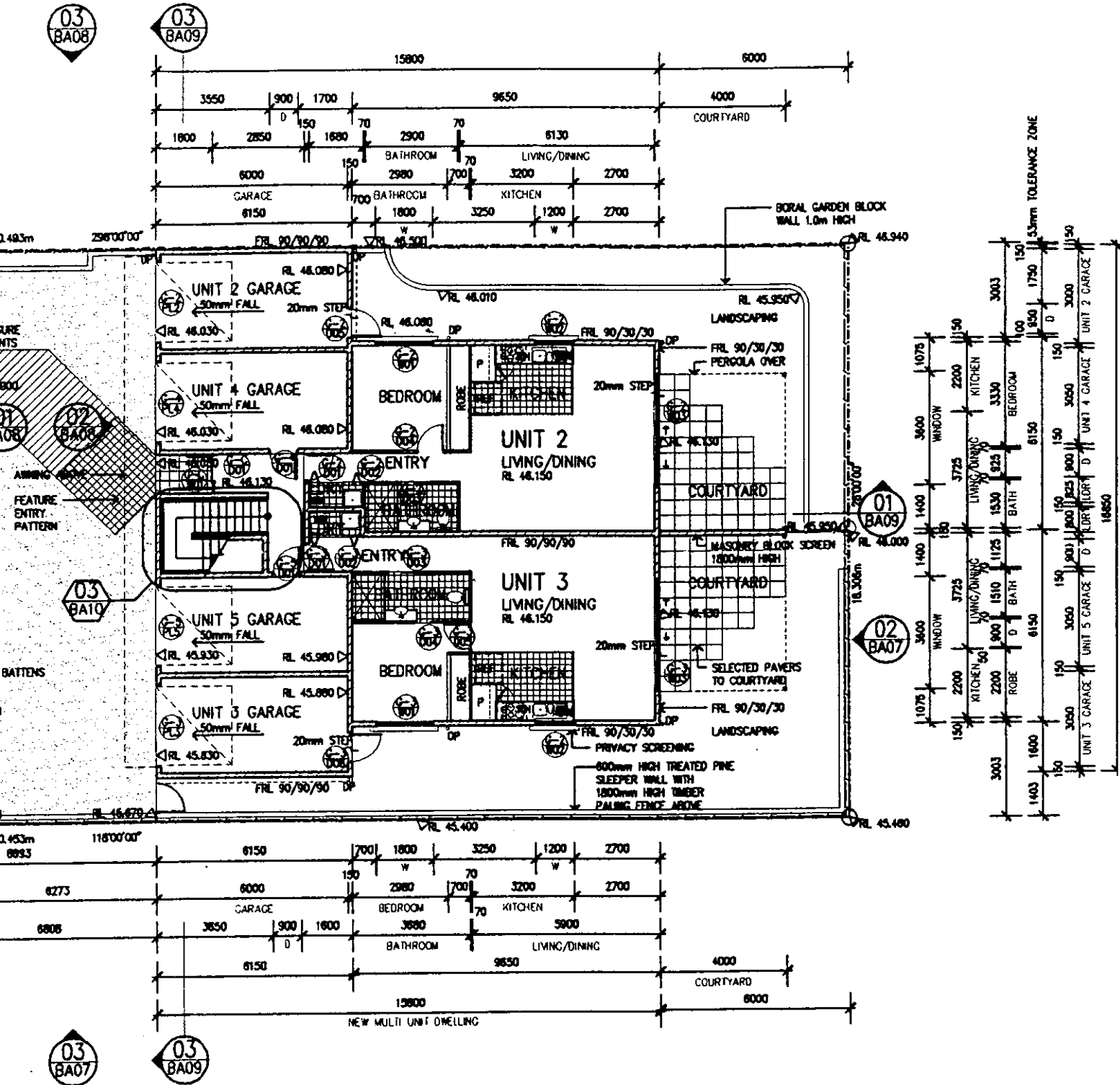
GROUP 1 ARCHITECTS
 15 - 20 FRANKLIN STREET
 ABERDEEN OLD 4103
 FOR
 MISTRA INVESTMENTS
 PTY LTD

MULTI UNIT DWELLING
 at
 15 - 20 FRANKLIN STREET
 ABERDEEN OLD 4103
 for
 MISTRA INVESTMENTS
 PTY LTD

ELEVATIONS

DATE	1:100	DATE	1:100
BY	BA07	BY	BA07
CHECKED BY		CHECKED BY	

MISTRA INVESTMENTS
 PTY LTD
 15 - 20 FRANKLIN STREET
 ABERDEEN OLD 4103



ITEM	DESCRIPTION	COLOUR
	EXTERNAL FINISHES	
GROUND FLOOR	JAMES HARDIE F/C PRIMELINE WEATHER BOARD	
FIRST FLOOR	JAMES HARDIE F/C PRIMELINE WEATHER BOARD	
FIRST FLOOR UNIT 1	JAMES HARDIE F/C PRIMELINE WEATHER BOARD	
ROOF	METAL SHEETING with 50 mm insulation blanket	
GUTTER	COLOURBOND SQUARELINE	
FASCIA	METAL COLOURBOND	
DOWNPIPES	PVC ROUND	
SCREENS (fabric roller blinds)		
Balconies	UNIT 1- NORTH , SOUTH & WEST SIDES	
PRIVACY SCREENS		
Windows	UNIT4 AND 5- BED 2, DINING	
PATIOS		
UNIT 1	GROUND FLOOR - CONCRETE AND TILE	
	FIRST FLOOR - TIMBER	
UNIT 2 AND 3	COURTYARD - PAVERS TO SELECTED AREA	
UNIT 4 AND 5	FIRST FLOOR - CONCRETE AND TILE	
BALISTRADES UNIT 1	POWDER COATED ALUMINIUM	
BALISTRADES UNITS 4 AND 5	POWDER COATED ALUMINIUM	
STAIRS UNIT 1	TIMBER	
STAIRS UNIT 2 TO 5	CONCRETE and TILED	
DRIVEWAY	PERMA-COLOUR FLOWCRETE PATTERNED CONCRETE	
GARAGE DOORS	REMOTE CONTROL ROLLER DOORS	
FENCE - SIDES	CCA PINE PALINGS	NATURAL
- REAR	CCA PINE PALINGS	NATURAL
- FRONT	CCA PINE PALINGS	NATURAL
SOFFITS / EAVES	HARDIFLEX	
FRONT DOOR	UNIT 1 TIMBER	
	UNIT 2 TO 5 - TIMBER	
WINDOW FRAMES	P/C ALUMINIUM	
SLIDING DOORS	P/C ALUMINIUM	
ENTRY TO LOBBY	P/C ALUMINIUM WITH GLASS SIDE LIGHT	
COURTYARDS	EXCLUSIVE USE AREAS TO UNITS 2 AND 3	
INTERCOMS	SECURITY INTERCOM TO UNITS 2 TO 5	
AIRCONDITIONERS	TO DINING AND LIVING ROOM AREAS	
GARAGE DOORS	REMOTE CONTROL OPERATION	
KITCHEN	DISHWASHER INCLUDED	
LAUNDRY	DRYER INCLUDED	

ITEM	DESCRIPTION	COLOUR
BATHROOM & ENSUIT	ACRYLIC BATH TUB	WHITE
	TOILET CISTERN(FULL CHINA)	DUAL FLUSH WHITE
	VANITY - TOPS LAMINATES	COLOURS AS PER KITCHENS
	- DOORS LAMINATE	COLOURS AS PER KITCHENS
	BASINS - SEMI-RECESSED	VITRIOUS CHINA
	TAP FITTINGS	CHROME
	SHOWER SCREENS	CLEAR GLASS WHITE SILVER FRAMES
	MIRROR	STANDARD SILVER FRAMES
	TOILET ROLL HOLDER	CHROME
	TOWEL RAIL	CHROME
	TOWEL RING where space is limited	CHROME
LAUNDRY	S/S BOWL & CABINET	COLOURS AS PER KITCHENS
HOT WATER CISTERN	INDIVIDUAL ELECTRIC	
ELECTRICAL		
LIGHT FITTING	ALERBASTER LIGHTS FITTINGS	
GENERAL	SUFFICIENT POWERPOINTS AND LIGHT SWITCHES	
	PHONE POINTS	
	TWO TELEVISION POINTS	
	PAY TV. CONDUIT ONLY	
	EARTH LEAKAGE SUB-BOARD TO EACH UNIT	CABLE INSTALLATION BY PURCHASER
	COMMUNITY LIGHTING	
INSECT SCREENS	UPPER FLOORS	
SECURITY SCREENS	LOWER FLOORS AND ALL SLIDING DOORS	
WINDOW AND DOOR COVERINGS	Sliding doors - curtains Windows - timber tech blinds	
PAINTING		
EXTERNAL	THREE COATS	TWO MAIN WALL COLOURS WITH TRIMM
		HIGHLITE COLOURS
INTERNAL	TWO COATS	
	WALLS	LOW SHEEN ACRYLIC
	CEILINGS AND CORNICES	FLAT ACRYLIC
	DOORS, ARCHITRAVES, SKIRTINGS	SATIN GLOSS ENAMEL



173 Boundary Street, West End Q 4101

Tel: 073 844 8399

Fax: 073 844 3276

Email: info@metrocityrealty.com.au

8 November 2005

To Whom It May Concern,

RE: 18 Franklin Street, Annerley

This is an attractive brand new small complex. It contains one and two bedroom units with a front house. All have good sized living areas, modern finishes and great entertaining areas.

It is located in a convenient position only walking distance to shops and transport.

In my opinion the one bedroom units would rent for approximately \$230 per week.

The two bedroom units would rent for approximately \$280-\$290 per week.

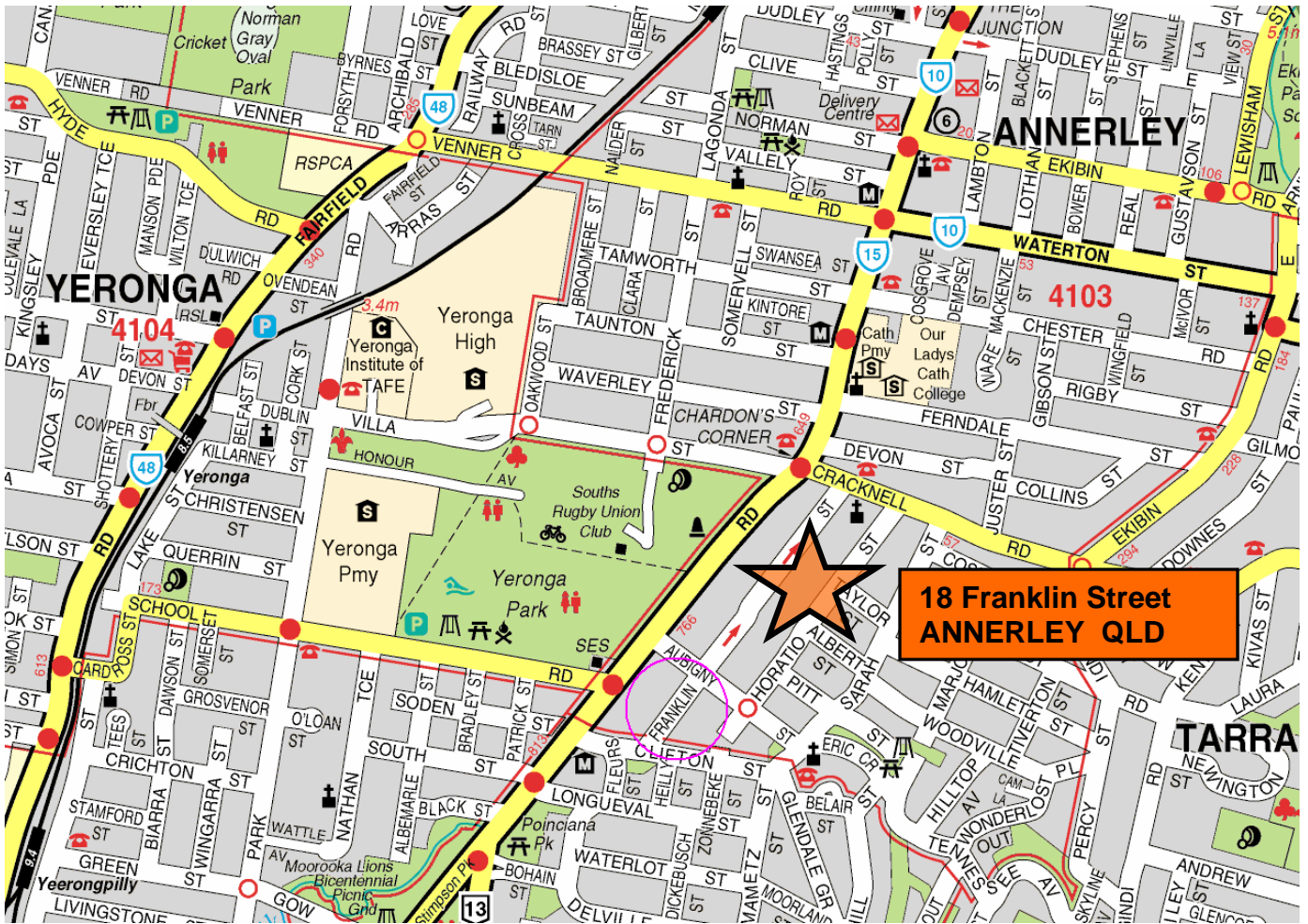
The front house would rent for approximately \$350 per week.

If you have any further queries please contact me anytime on (07) 3844 8399.

Regards

Kylie Jackson
Metrocity Realty

Disclaimer: This estimate of worth is an estimate only and whilst we believe the figure is correct it is not to be taken as a sworn valuation



Annerley

Local Government Authority	Brisbane
Location	4-5 km from CBD
Features	Elevated positioning, close to PA Hospital
Median Price	Research shows that the median house price in the suburb for 2004 was \$420,000.
Median Weekly Rent	The median weekly rent paid for a 3-bedroom house in this area in Sept 2004 quarter is \$295. The median weekly rent paid for a new 2-bedroom unit in this area is \$285 in the same time period, the median weekly rent paid for a new 3-bedroom townhouses in this area would be \$ 310 per week.

Commentary

Annerley's close proximity to the Brisbane CBD and its elevated positioning has attracted many investors and owner-occupiers in recent times

Buyers keen to renovate will find a mix of dwelling types including post-war cottages and Queenslanders as well as 1970s blocks of flats and modern units.

Annerley is particularly attractive to medical professionals, as it is located next to the Princess Alexandra hospital in Woolloongabba. It has a strong rental market due to its high number of units and its close distance to the City. There are a number of commercial developments surrounding the hospital precinct that relate in some way to the medical industry.

Being so close to the City means Annerley residents are well serviced with shopping and entertainment facilities - they have a choice of South Bank, the CBD and West End. There is also a shopping area in Buranda.

According to the 2001 Census there were 8,729 people living in the suburb with a median age of 33. The median individual income was between \$400 and \$499 per week. Of all occupied private dwellings 43% were either fully owned or being purchased; 50% were being rented, confirming its position as a popular suburb for tenants, and consequently a good suburb for investment