



# Highview Homes

Homes of our Heritage since 1965



## DISPLAY HOME INVESTMENT PROPOSAL

The purchase price of the home is \$ 531,300, with a Leaseback of \$ 42,504/annum, which will be paid monthly in advance at \$ 3,542.00/ month. (i.e. 8.0 percent return on investment)

Seachange 174 (Single Storey)  
*(The Avenue Estate)*

44 (Lot 122) Mountainview Boulevard, Cranbourne North

## **1.0 INTRODUCTION:**

The following details outline the benefits of Display Home Investment more specifically that of our new Display Home at 44 (Lot 122) Mountain Boulevard, Cranbourne North.

Highview Homes have been building quality homes in the Melbourne Residential Market for over 46 years and are multiple award winning builders.

Display Homes are our best form of Advertising, and are usually operated for 1 – 4 years. The purchase and leaseback of a Display Home is an excellent investment, providing a valuable return of 8.0% on the purchase price. This is in addition to the capital gain enjoyed with a quality home, maintained to a high standard by the builder, in a prestige suburb.

The home is not 'lived in' like a usual residential investment property; no does it have the usual ongoing costs such as maintenance. Upon completion of the Display period, the home is delivered to you in an 'as new' condition. You then have an option to sell the property and access the capital gain, or continue to rent the property (this home would suit the Corporate Market, due to it location and level of quality), or you could elect to relocate to the home as your main residence.

## **2.0 BACKGROUND:**

Cranbourne is located to the South East of Melbourne within a booming growth corridor and in close proximity to Princes (Monash) Freeway.

The area is undergoing enormous expansion with many new homes being built in the high quality housing estates that have blossomed in the area.

The Display Home is located in a quiet street, just off William Thwaites Bvd, which runs off Thompsons Road

The site is approximate 629m<sup>2</sup>.

Work has just been completed on the new Single Storey Display Home, and is proving to be very popular. The design includes:

- Three Bedrooms and Study (or 4 Bedrooms) large Rumpus Room, Kitchen, Meals and an outdoor Alfresco
- The home is 243.9m<sup>2</sup> (i.e. 26.15 squares)
- Design features, such as:
  - Popular Federation façade, with period features including fretwork to the Verandah, and a bay windows to the Master Bedroom, however with modern eco features such as a 5 star energy rating and a Solar Hot Water Service.
  - Cathedral ceiling to the Meals area
  - Large Kitchen with features such as a 'Walk in Pantry', under bench stainless steel oven and Polytech joinery.
  - Wide skirting and architraves
  - 90mm Classic cornice

## 2.0 BACKGROUND (continued):

- Large Double Car Garage with secure internal access to the home.
- Other items included, that are usually additional extras with a new home include, floor tiling, light fittings, air conditioning, fencing, landscaping, driveway, paving, curtains and carpet

## 3.0 THE PROPOSAL:

The purchase price of the home is \$ 531,300, with a Leaseback of \$ 42,504/annum, which will be paid monthly in advance at \$ 3,542.00/ month. (i.e. 8.0 percent return on investment)

The period of the lease will be 1 years, plus 6 further six month options. (subject to extension of the Display Planning Permit)

The only other cost to the purchaser is council rates and water rates (water usage is paid by Highview Homes along with electricity and gas)

Upon completion of Contracts and Lease a total deposit of \$ 51,990 is required.

## 4.0 FURTHER INFORMATION:

If you would like additional information, or would like to discuss this project, please contact:

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