



GET IN THERE ! - FORTUNE FAVOURS THE BRAVE

During market lulls when capital growth takes a bit longer to eventuate, fortune tends to favour not just the brave but also the proactive.

Postcode	Suburb	1991	1996	2001	2006	2011	CAGR for income	CAGR for house prices
2017	Waterloo	318	386	469	1236	1832	9.1%	6.4%
6348	Hopetoun	319	414	587	1263	1596	8.4%	9.5%
2016	Redfern	448	635	1167	1701	2143	8.1%	8.6%
6000	Perth CBD	482	735	992	1618	2210	7.9%	8.2%
6159	North Freemantle	555	802	1303	2015	2480	7.8%	9.4%
4005	New Farm	546	750	1224	1800	2404	7.7%	11.2%
2604	Causeway	626	808	1250	1910	2614	7.4%	8.1%
6012	Mosman Park	648	917	1307	1850	2554	7.1%	9.8%
4006	Fortitude Valley	618	881	1465	1898	2435	7.1%	9.8%
2043	Erskinville	686	994	1562	2053	2692	7.1%	8.3%
4171	Balmoral	675	872	1332	1924	2630	7.0%	9.6%
6006	North Perth	617	757	1087	1565	2376	7.0%	8.2%
6346	Jerdacuttup	357	552	737	1250	1375	7.0%	7.1%
6016	Glendalough	578	763	1050	1555	2203	6.9%	9.9%
6005	Kings Park	634	717	1102	1646	2415	6.9%	9.1%
2010	Darlinghurst	669	923	1629	2100	2545	6.9%	7.8%
6158	East Freemantle	667	872	1264	1791	2532	6.9%	9.0%
6160	Freemantle	568	762	997	1486	2150	6.9%	8.5%
2303	Hamilton	467	613	890	1210	1768	6.9%	8.1%
2009	Pyrmont	669	1003	1610	2101	2528	6.9%	8.0%

Source: SQM Research, ABS Census

REIWA says...

The number of properties for sale in the Perth Metro area has gone up from 10,777 in September 2012 to 11,043 near the end of November. What does this say? We believe it says that right now, Owners are again saying it is a good time to sell. Property have stabilized and are regaining their 2005/2006 values.

The probable re-zoning of some areas of Wanneroo, Koondoola and Girrawheen, has meant we have been very busy selling and relisting for Rent, properties in all of these areas. Balga continues to bring in approximately 6% return on investment. Recently sold new 3 x 2 Villas, purchase price \$350,000 are achieving a weekly rent rate of \$420.00.

\$320,000 has secured for some of our new investors 2 bedroom townhouses in Glendalough, these properties are achieving a weekly rent rate of \$350, close to everything and they are rented out before they settle.

Perth's rental vacancy rates have stayed at 1.8% for some months now, but people are still heading for Western Australia in big numbers.

V L Property Partners says.....

There couldn't be a better time to buy another investment property. Tenants are waiting in line for clean well cared for homes where they can settle down for a few years, almost gone are the days when we had to accept a 6 month tenancy. 12 month leases are the norm now so stable rental income is easy to attain. Call us to view the Investment Properties we have available now, or for more information ,phone.



ASTUTE INVESTORS BUSY IN THE MARKETPLACE

GREAT OPPORTUNITIES TO DEVELOP IN RE-ZONING AREAS:

**WANNEROO
GIRRAWHEEN
BALGA
CRAIGIE
KOONDOOLA
Warwick
Carine Glades
Heathridge
Edgewater**

GET IN EARLY TO SECURE A VIABLE PROPERTY ACHIEVE GOOD TENANT RETURNS WHILST WAITING TO RE-DEVELOP



04007 40225



VILLA

- 3 x Bedrooms
- 2 x Bathrooms
- Stunning Granite Kitchen
- Large open-plan living
- Double Remote garage + Storage area
- Enclosed Courtyard
- Ducted Evaporative Air-conditioning
- Gas bayonet
- Rendered Exterior
- Tiled Roof
- Sculptured Carpets in Bedrooms

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EXECUTIVE TOWN HOUSE

- Three large Bedrooms
- Three Bathrooms - beautifully presented
- Chef's dream kitchen with quality European appliances
- Double remote Garage and large storage area
- Enclosed Courtyard
- Ducted Reverse Cycle Air-conditioning—top of the range
- Solid wood flooring
- Quality sculptured carpets
- Stunning staircase with bright steel balustrades



DEVELOPMENT POTENTIAL

- 3 Bedrooms
- 1 bathroom
- Lounge/Dining/ Kitchen
- Ducted Evaporative Air-conditioning
- Security System
- Double Carport
- Near-new Gas storage hot water system
- Currently Tenanted and Managed
- Rezoning proposed for 2014



INVESTMENT GOLD

- 3 Bedrooms
- 2 bathrooms
- Large Granite Kitchen
- Open-plan Dining and family living
- Split System Air-conditioning
- New Carpets Throughout
- Secure Complex
- Big Balcony
- Double Garage and Separate Store
- Gas Storage How Water System
- Currently Tenanted and Managed

