

# the curtis

## Expansive River & Harbour Views Gladstone CBD

### Why invest?

Australia is always a popular destination for property investors, due to the stable government, good economy, low unemployment, strong legal system and strong property cycle with excellent returns over time.

Gladstone is set to become the epicenter in the southern hemisphere for Liquefied Natural Gas (LNG) production over the next 5 to 10 years. Multi-national giants including Shell, Bechtel, Petro China and Petronas have all injected billions into this area.

In the next 5 years alone 28,000 permanent positions will be created placing more pressure on rental prices and quality accommodation close to the CBD.

This development fills both these requirements and is expected to perform well in regards to rental yield and growth in the years to come.

Stage One of the Liquefied Natural Gas plant is under construction which is finished at the end of 2014, will ship \$60M of gas per day.

Additional Port facilities are under construction, which will make Gladstone the largest exporter of coal globally.



### What to invest in?

The Curtis in Gladstone, is a boutique development of 49 apartments which has now been completed and is a good-long term investment opportunity.

A Sahben Group development, with architects Nettleton Tribe and Hutchison Builders, the average price is \$600,000 (i.e. \$4,800/sqm), with large livable areas 85-125 sqm and spacious balconies.

The developer has signed with a property management company to take the remaining 30 apartments offering investors a five-year lease, starting at 6.75% gross yield with no management fees, which is a great opportunity to buy an apartment and generate rental income immediately.

The location is excellent in the main street of the Gladstone CBD, with most apartments having harbor and river views.

### Who do I talk to and where do I start?

Take the time to email or call to arrange a meeting with the author who lives in Hong Kong to discuss the opportunity and answer any questions about this investment opportunity.



Andrew Johnson MEI, MBA, runs a boutique investment platform in Hong Kong, whose clients focus on funding, joint ventures, equity and purchasing in the residential, commercial, industrial, greenfield and brownfield property sectors, internationally and with a strong focus on Australia.

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