

BELMONT CLOVERDALE

AVERAGE ANNUAL GROWTH
10%

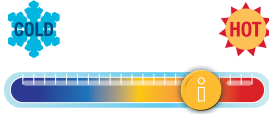


The City of Belmont LGA is located about 7km east of Perth's CBD on the southern bank of Swan River. Belmont has 11km of pristine Swan River frontage. It offers close proximity to air, rail and road networks. International and domestic airports are easily accessible via the Graham Farmer Freeway. Landmark locations include Ascot Racecourse and Kewdale Freight Terminal. Belmont offers many commercial opportunities. The population is just over 35,000.

KEY INDICATORS



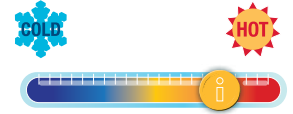
INFRASTRUCTURE INVESTMENT



As this is a major road, rail and air travel hub, infrastructure development has been significant.



VACANCY RATES



Reflecting how constrained the Perth rental market really is, the Cloverdale vacancy rate is now 0.2% and has the potential to tighten further.



POPULATION GROWTH



This is a capture point in Australia's fastest-growing state capital, so population growth has been robust.



PROJECTED CAPITAL GROWTH



Value growth will be better than the Perth average. Translation: a big national star.



PROJECTED RENTAL GROWTH



Growing rental demand from well-paid workers looks set to push rents up.



ESTIMATED RENTAL YIELDS



Rental demand is so strong that renters are buying properties of their own. This has cooled yields down a bit, currently at 4.6%.



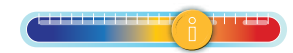
DIVERSITY OF ECONOMY



In the context of a suburb within an international city, the economy may be a little over-reliant on the air transport industry.



AFFORDABILITY



Don't be fooled by a median price exceeding \$500k. In Perth terms, prices are a bargain.



SUPPLY & DEMAND



Good for investors. As a genuine growth channel, the area needs a continuous supply of stock.



COUNCIL PLANNING



The council is trying to integrate industrial development and has a number of issues to tackle.

WHY IT'S HOT

While seeing a predictable rise in pricing, this area is so well located within Perth that it's surprising it hasn't grown more already. Across the river from the CBD and on the way to the airport, this location is a natural for both permanent residents and Perth's many transitory workers. As this is a more established area, property tends to be more tightly held and best opportunities may be the few parcels of vacant land in Cloverdale.

-NextHotSpot

Cloverdale presents investors with a way to think smart. The number of FIFO workers living in Perth and flying out to WA's mining regions is on the up, and a place like Cloverdale, so conveniently close to the airport, is an extremely attractive area for them to live in.

-Your Investment Property

STATS & FACTS

- Excellent Perth location on Swan River between CBD and airports
- Major road, rail and air transport hub servicing both passenger and freight demand
- Perth airport grows at over 9% per annum, putting strain on local infrastructure
- Major beneficiary of \$1bn Gateway WA project announced in May 2012
- All air visitors to Perth pass through Belmont, which provides 10% of passenger beds
- Rental yields of about 4.6% reflect 10%+ annual capital growth over a decade
- Urban renewal around river and racing industry have created unique local character
- High proportion of renters (39%), and popular with FIFO workers

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