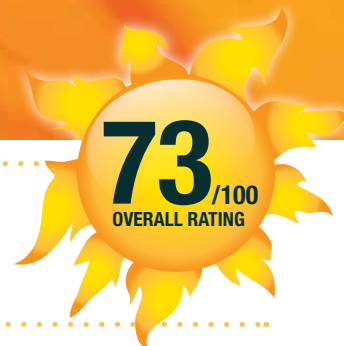


CAPALABA



Governed by the Redland City LGA, Capalaba is 19km south of Brisbane. Redland's major business and retail centres are located in Capalaba, which has a population of about 17,000. Capalaba has a range of retail, commercial and community facilities, including the Redland Youth Plaza, the biggest skate and BMX facility in southeast Queensland. The main bus terminal is in Capalaba. Semi-rural properties are found along the Tingalpa Creek corridor in the west, and significant bushland in the area is a home to wildlife.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



Like Albion, Capalaba will benefit from the seven major roadways under construction or recently completed in Brisbane.



POPULATION GROWTH



Capalaba is a growth area within a growing city.



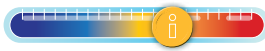
PROJECTED RENTAL GROWTH



Rental growth should be strong by national standards, but is relatively average in Brisbane.



DIVERSITY OF ECONOMY



The local economy is excellent. Brisbane is a major city tipped to grow rapidly.



SUPPLY & DEMAND



Demand is increasing, but so too is the supply of properties.



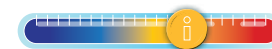
VACANCY RATES



There is strong demand for rental property, but a lot of new supply is coming. The current vacancy rate is tight at 0.7%.



PROJECTED CAPITAL GROWTH



The suburb's blend of appealing lifestyle and attractive price points makes it a great prospect.



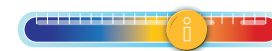
ESTIMATED RENTAL YIELDS



Population growth is likely to exceed growth in the supply of properties, pushing up yields.



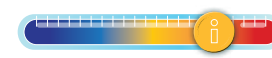
AFFORDABILITY



Housing stock is diverse and at different price points, but there are affordable opportunities on offer.



COUNCIL PLANNING



A dynamic new council is committed to lifting the region's profile.

WHY IT'S HOT

A bayside suburb well positioned to take advantage of the growth coming Brisbane's way. Cheaper than more centrally located suburbs but with travel times to the CBD and airport lessened by improved road links, Redland City has a progressive, relatively new council that is open for business. Throw in the fact that it's one Brisbane area relatively unaffected by flooding and you've got a winner.

-NextHotSpot

Capalaba is another market worth considering if you're looking for a unit investment. That said, there's strong demand for houses and some good deals on offer, although, generally speaking, the rental returns on units are much better. Over the last 10 years, units have also outperformed houses in terms of capital growth.

-Your Investment Property

STATS & FACTS

- Affordable bayside suburb popular with families and long-term residents
- Feeds into Mount Gravatt interchange and benefits from Brisbane's massive infrastructure advances
- Gaining popularity with young professionals due to transport enhancements
- CBD employees are a key market, with Brisbane predicted to be one of the world's fastest-growing commercial real estate centres
- New council is actively promoting development of services, industry and housing
- Median price of houses is \$415k (5% yield) and units \$281k (6%)
- Two new shopping centres with over 100 stores
- Relatively little area is directly affected by flooding

TO GET THE FULL REPORT GO TO:

nexthotspot.com.au/YIP