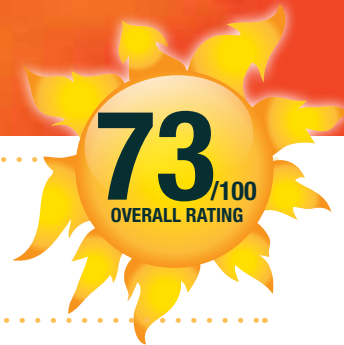


MUDGEE

ESTIMATED 5-YR POPULATION GROWTH
25%

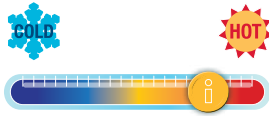


Mudgee is set in the Cudgong River Valley in central-west NSW, three and half hours' drive northwest of Sydney. Mudgee is a charming, historic town and a popular destination for wine and food enthusiasts. It falls under the Mid-western LGA and has a town population of around 9,800, with the Mudgee region (Gulgong and other similar towns) supporting over 18,000 people.

KEY INDICATORS



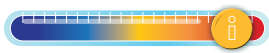
INFRASTRUCTURE INVESTMENT



Investment in the local mining industry and supporting services can be summed up in one word: massive.



POPULATION GROWTH



Mudgee's population is expected to grow by 25% over the next five years.



PROJECTED RENTAL GROWTH



Some 3,000 well-paid workers are expected to arrive in Mudgee over the next few years, encouraging rental increases.



DIVERSITY OF ECONOMY



For a smallish regional centre, the diversity is quite surprising. Investors shouldn't be concerned.



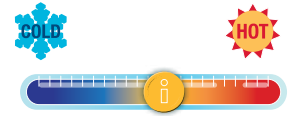
SUPPLY & DEMAND



This was soft in the early part of 2013 but is about to tip well into the realm of low supply/high demand.



VACANCY RATES



There has been a slight seasonal weakness, but rates will tighten over the year. The current vacancy rate is 2.7%.



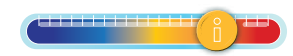
PROJECTED CAPITAL GROWTH



If you understand the numbers, capital growth is almost a certainty.



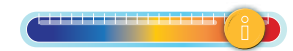
ESTIMATED RENTAL YIELDS



The strength of population growth will see rental demand run ahead of price growth, initially creating high yields.



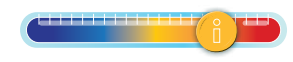
AFFORDABILITY



Property is expensive for a country town but cheap in the context of what is coming.



COUNCIL PLANNING



Mudgee is one of the best-organised councils in the country.

WHY IT'S HOT

A wonderful blend of appealing lifestyle complemented by resources investment, adding a layer of cream to an already diverse economy in an isolated centre. Local council is well organised, and with something like another 1,000 workers required for emerging resources projects over the next 12 months, continued pressure on Mudgee property looks virtually assured.

-NextHotSpot

We are loving Mudgee properties at the moment. Rental yields are excellent, and the town, though quaint by capital city standards, is not the kind of mining centre where nobody would want to live for long. Local amenities are good, and the historic buildings and surrounding wineries keep the place interesting. The kicker: Sydney is just over two hours away by car.

-Your Investment Property

STATS & FACTS

- Regional population approximately 18,000 and Mudgee about 9,800
- Four major industry sectors: agriculture, viticulture, tourism and mining
- Over 2,000 jobs expected in resources sector in 2012-16
- Council expects 1,000 direct resources jobs in next 12 months
- Over 460,000 tourists visit the Mudgee region every year
- Region hosts more than 50 events and festivals annually
- 37% of local businesses are in agricultural sector
- Award-winning wine region with 40 cellar doors



TO GET THE FULL REPORT GO TO:

nexthotspot.com.au/YIP