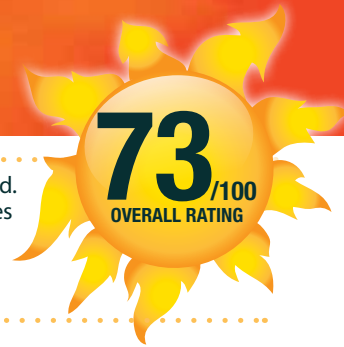


ROCKHAMPTON NORMAN GARDENS



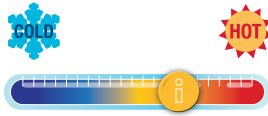
Rockhampton lies just north of the Tropic of Capricorn on the banks of the Fitzroy River in central Queensland. It is 636km north of Brisbane and governed by the Rockhampton Regional Council. Rockhampton promotes itself as the 'Beef Capital of Australia'. Agricultural activity in the area consists primarily of grazing, supported by abattoirs and saleyards in Rockhampton. A significant workforce of QR National lives in this important transport hub linking the Central Highlands, the major coalfields in the west, and the Capricorn Coast region.

KEY INDICATORS



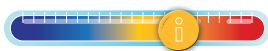
INFRASTRUCTURE INVESTMENT

\$3bn in transport and health spending is on the cards.



POPULATION GROWTH

Developing industry and a desire to live within easy reach of the coast will attract people to the city.



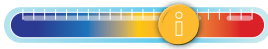
PROJECTED RENTAL GROWTH

Growth has lagged but looks certain to catch up with population growth.



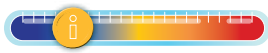
DIVERSITY OF ECONOMY

As a one of Queensland's biggest port cities, Rockhampton has a strategic place in the state economy.



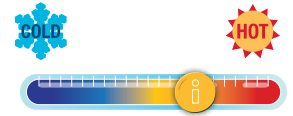
SUPPLY & DEMAND

The ratio of supply to demand is good by national standards and not so good by state standards, but demand will improve.



VACANCY RATES

Vacancy rates are tight at 1.13% and will tighten further.



PROJECTED CAPITAL GROWTH

There is no 'super project' to ignite runaway capital growth, but local values will get swept along in Queensland growth.



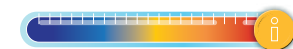
ESTIMATED RENTAL YIELDS

Current yields are at around 7%, which could rise further as vacancy rates tighten.



AFFORDABILITY

Excellent. Values look like Gladstone prices a decade ago.



COUNCIL PLANNING

Council is coming to terms with the scale of local issues.



WHY IT'S HOT

Rockhampton has recently emerged from under the investment radar as a good example of a city with diverse services becoming of great value to the mining industry due to its location and facilities. With strong agricultural, manufacturing, tourism, retail, education and health sectors, only 5% of Rockhampton's residents work in mines, yet the mining sector is expected to send \$125bn per year of exports through the city within a year or two.

-NextHotSpot

Rockhampton's lifestyle offering is the key. It's one of regional Queensland's more attractive places to live because the local economy is strong, it's affordable, and the climate, moderated by the nearby ocean, is mild. This is a contrast to some of Queensland's emerging mining centres, which are typically hot and expensive. The FIFO crowd are an economic reality these days and Rockhampton has much to attract them.

-Your Investment Property

STATS & FACTS

- Nominated as a primary service centre for central Queensland in state government's Qld Infrastructure Plan
- Regional service centre with diverse local economy and port capacity
- Australia's 'beef capital', with tourism, manufacturing, defence and mining
- Regional GDP exceeds \$5bn, servicing the 450,000 residents within 3.5 hours' catchment
- Queensland Rail maintains a large workforce as region acts as a rail 'interchange'
- Many local areas have seen 10%+ yearly capital growth and are still affordable
- Regional population expected to grow by 125,000 by 2031
- \$3bn+ spend on health and transport infrastructure

