

Invest+Retire™ at Summerfield and future-proof your retirement

The Invest+Retire™ Equation — Optimise your money

Real estate is one of the most solid and secure investments in Australia today — and that is why banks lend up to 90%+ on homes and investment property. The real benefit of real estate investment is the ability to leverage (borrow) and use the bank's money to create your wealth.

Invest+Retire™ at Summerfield is an excellent means where you can purchase your prospective dream retirement home today (using your SMSF or equity in your home) — take all the advantages of an investment property such as financial leverage with the

bank and depreciation benefits for taxation purposes while you are working -all time low interest rates — selling your existing home at the most opportune time — total flexibility — and optimise your investment money securely and or the future.

The Summerfield team can create a Property Investment Analysis for your own particular circumstances which you can then check carefully with your accountant and financial advisers. We always encourage all investors to seek their own independent, individual financial advice.

A typical analysis is as follows with key details extracted from a full analysis available on request:

Purchase Price of home	\$600,000	(average price Summerfield)
Borrowing%	70%	(customise for individual circumstances)
Current taxable income	\$100,000	(customise for individual circumstances)
Interest rate	3%	(current rate achievable- allocate your own rate)
Rent per week	\$548 per week	(rental guarantee 4.75%- underwrite 4% available)
Capital growth rate	4.0%	(long term average capital growth rate is 6%)
Borrowing from bank (with costs)	\$436,800	(based on 70% of price plus settlement costs)
Cash Invested (with costs)	\$187,200	(based on 30% of price plus settlement costs)
Building depreciation benefit year 1	\$20,000	(estimate- full analysis underway)

Outcomes

Weekly cash surplus year 1	\$221
Return on Investment 5 years	14.3%
Return on Investment 10 years	18.9%

Contact Summerfield for all details — aspects such as depreciation will be provided by a registered Quantity Surveyor. Each analysis needs to be customised for your own individual circumstances.



Contact Jane on 0400 472 577

RETIREMENT AND INVESTMENT OPTIONS



JANE MACKENZIE-ROSS, STEVE ORFORD AND WILL FAWLER AT THE SITE FOR THE COMMUNITY GARDEN.

Summerfield — looking ahead

Jane Mackenzie-Ross brings us up to date on the latest developments

As you can see here at Summerfield we are different to anything you might have seen before. Most of the villages for over 55s that I've come across are a lot more cramped — they don't have the space that we have here.

I have been to quite a few retirement villages in various towns around the region and they don't compare with Summerfield. We have got lots of open gardens, we have the community garden opening up the back and the indoor covered, heated swimming pool. We will soon have the gym at the back and we have a craft room. There is also a one-bedroom unit for visitors where people can come and stay overnight when visiting residents who don't have enough room in their own villas. It's a really good community.

Here at Summerfield we currently have 40 residents in 28 homes. I've only been here a month and a half and they have really made me pretty welcome and looked after me.

In the next stage of our development there are twelve units, three of which have already been sold. That is a combination of stages three and four. After that there are still 13 homes not out of the ground yet. That will be our final stage.

The clubhouse is central to everything. The residents recently held Christmas in July — all very carefully distanced out with the seating due to Covid restrictions. It was really nice. The combination of people at Summerfield makes for a good mix. There are some locals, but there are also people from Tassy, Sydney and quite a few from Canberra. So it is a pretty good mix of people.

There has to be someone in the family over 55 to live here — that is the only restriction.

What Summerfield is promoting now is an offer called In-

vest Retire. That is where you might be in your late 40s, early 50s, with no intentions of retiring yet, but would like to secure a good location where because it's freehold and you can borrow against it.

So you can treat it as an investment property for 10 years, pay it off and you have that investment property advantage in your business or against your salary, setting yourself up for retirement. Then later if you wish to move somewhere else, you can sell it. It is just like any property.

It is also an opportunity for people to stay in their own home if they live in Canberra, say, and they're not ready to sell. They can buy at Summerfield, we will find a tenant and it will be treated as an investment property until such time as they are ready to move in.

Summerfield is also a good choice for people that travel and like to set down roots for six months or a year and enjoy the local area. They might just want to see what the area is like and then eventually buy. Renters will need to meet fairly strict criteria so they fit in with our community. We won't be just renting to anyone.

At this time we have all owner-occupiers. One couple just headed up to Queensland for a couple of months where they have property. Quite a few of our residents are like that, they might just lock up and leave for a while. And that's the beauty of it, you've got your neighbours here keeping an eye on your place so you can lock up and go away for a period of time.

I invite all locals to come out to Summerfield and see for themselves what's on offer as a great place to live either now or in the future.