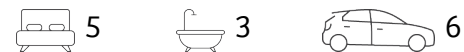




!!DUAL KEY NRAS INVESTMENT!!



18 Wolgan Loop, Wellard

\$495,000

These specially designed NRAS DUAL KEY – 5 x Bedroom, 3 x Bathroom, 2 x Kitchen, x 3 Garage investment property are in high demand and at the price of only \$495,000 and that could be further reduced to \$475,000 if you act now and secure the Western Australian State Government \$20,000 building grants!

BRIEFLY EXPLAINED – With this sort of investment YOU RECEIVE MULTIPLE INCOMES from just one property:

- A combination rental incomes of two properties, \$475 per week x 52 = \$24,700
- PLUS, TWO NRAS credits of \$11,248.09 each = \$22,496.18 TAX FREE

That's currently a combined return of \$47,196.18 – That's nearly a 10 % (ROI)

Or in simple terms, a gross weekly average of approximately \$907 P/W.

| | |
|-----------------------|-----------|
| Property ID: | L3716170 |
| Property Type: | House |
| Garages: | 3 |
| Open Parking: | 3 |
| Land Area: | 454.0 sqm |

Will Trainer
0414 934 693
will.trainer@canningtonnras.rh.com.au

- This doesn't take into account any other Tax or depreciation benefits you could also be entitled to.

These properties have been specially designed to accommodate TWO separate tenancies and in doing so you are entitled to TWO NRAS incentives as well.

I have attached the house designs for the remaining 3 Lots .

- Lot 11
- Lot 13
- Lot 18

The best part of this sort of investment is that almost half of the income is secured and paid by the Federal and State Governments and it's TAX FREE. That's currently \$22,496 for this NRAS yearly incentive and is completely TAX FREE as (A Refundable Tax Offset) so it doesn't affect your taxation position AND you still get the negative gearing and full depreciation benefits you would expect from any investment property.

THERE IS NO LIMIT TO HOW MANY NRAS INVESTMENT PROPERTIES YOU CAN BUY WHETHER IT'S ONLY ONE OR MULTIPLE.

- For any one looking for a serious investment opportunity and returns act now as there are only 3 of these highly sought after Dual-Key NRAS investments properties remaining!

If you have any further questions, please call me on 0414 934 693 or email me – will.trainer@canningtonnras.rh.com.au