

Deeragun Land Market

Deeragun land sales have increased in line with availability and demand over the last decade. An average of 83 sales per annum have been recorded over the past 5 years, as a number of new estates have developed. The median land price retracted to \$125,000 in the six months ending December 2008, based on 36 transactions, making Deeragun land more affordable than the broader Townsville City LGA, which recorded a median price of \$167,500 in December 2008. Median price growth in Deeragun over the past five years has been a very strong 25.7% per annum.

Demographics

Deeragun appeals to families and young couples seeking an affordable entry into the residential market. This is supported by ABS census data which reveals that 46% of Deeragun households are couples with kids and 33% of households are couples without kids. Furthermore, the average age is young at 30 years. The estimated resident population of Deeragun was 2,939 persons as at June 2007. The population growth rate was a very strong 5.4% between 2006 and 2007, well above the Townsville figure of 2.7%.



Townsville Ring Road, Herveys Range Rd to Shaw Rd section, Source: DMR

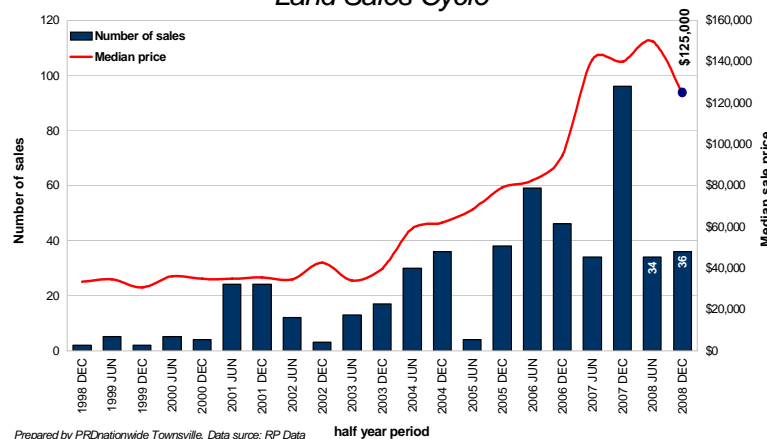
| Demographic Snapshot | Deeragun | Townsville City LGA |
|--|----------|---------------------|
| Est. resident Population 2007 | 2,939 | 169,484 |
| Est. resident Population 2006 | 2,789 | 164,955 |
| Median age of persons | 30 | 32.5 |
| Average household size | 2.9 | 2.7 |
| Median individual income (\$/weekly) | \$490 | \$531 |
| Median household income (\$/weekly) | \$1,043 | \$1,112 |
| Median housing loan repayment (\$/monthly) | \$1,083 | \$1,200 |

Data source: ABS

Rental Market

According to the Residential Tenancies Authority, there are 1,047 bonds held for properties located in postcode 4818, including 976 houses and 52 units. Rents are relatively high in comparison to the broader Townsville market and when combined with the more affordable median house prices, Deeragun offers excellent rental yields and property returns. In the December-08 quarter median weekly rents for 3 bedroom houses in postcode 4818 were \$330 per week, rising 13.8% from one year earlier when the median rent was \$290 per week. This is same as the median rent for Townsville City LGA. 4 bedroom homes had a median rent of \$370 per week during the December-08 quarter, up 8.8% from one year earlier when the median rent was \$340 per week.

Deeragun LGA Land Sales Cycle



Prepared by PRDnationwide Townsville, Data source: RP Data

Townsville Median Weekly Rents

| Dwelling Type | Area | Dec Qtr 08 Rent (\$) | Dec Qtr 07 Rent (\$) | 1 Yr Change % | 1 Yr Change \$ |
|---------------|-------------------------|----------------------|----------------------|---------------|----------------|
| 3 bed houses | Postcode 4818 | \$330 | \$290 | 13.8% | \$40 |
| 3 bed houses | Townsville | \$335 | \$300 | 11.7% | \$35 |
| 3 bed houses | Thuringowa | \$330 | \$290 | 13.8% | \$40 |
| 3 bed houses | New Townsville City LGA | \$330 | | | |
| 4 bed houses | Postcode 4818 | \$370 | \$340 | 8.8% | \$30 |
| 4 bed houses | Townsville | \$400 | \$360 | 11.1% | \$40 |
| 4 bed houses | Thuringowa | \$380 | \$340 | 11.8% | \$40 |
| 4 bed houses | New Townsville City LGA | \$390 | | | |

Prepared by PRDnationwide, Source: RTA