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2020 Economic Futures Forum

The Path Ahead

Our Market

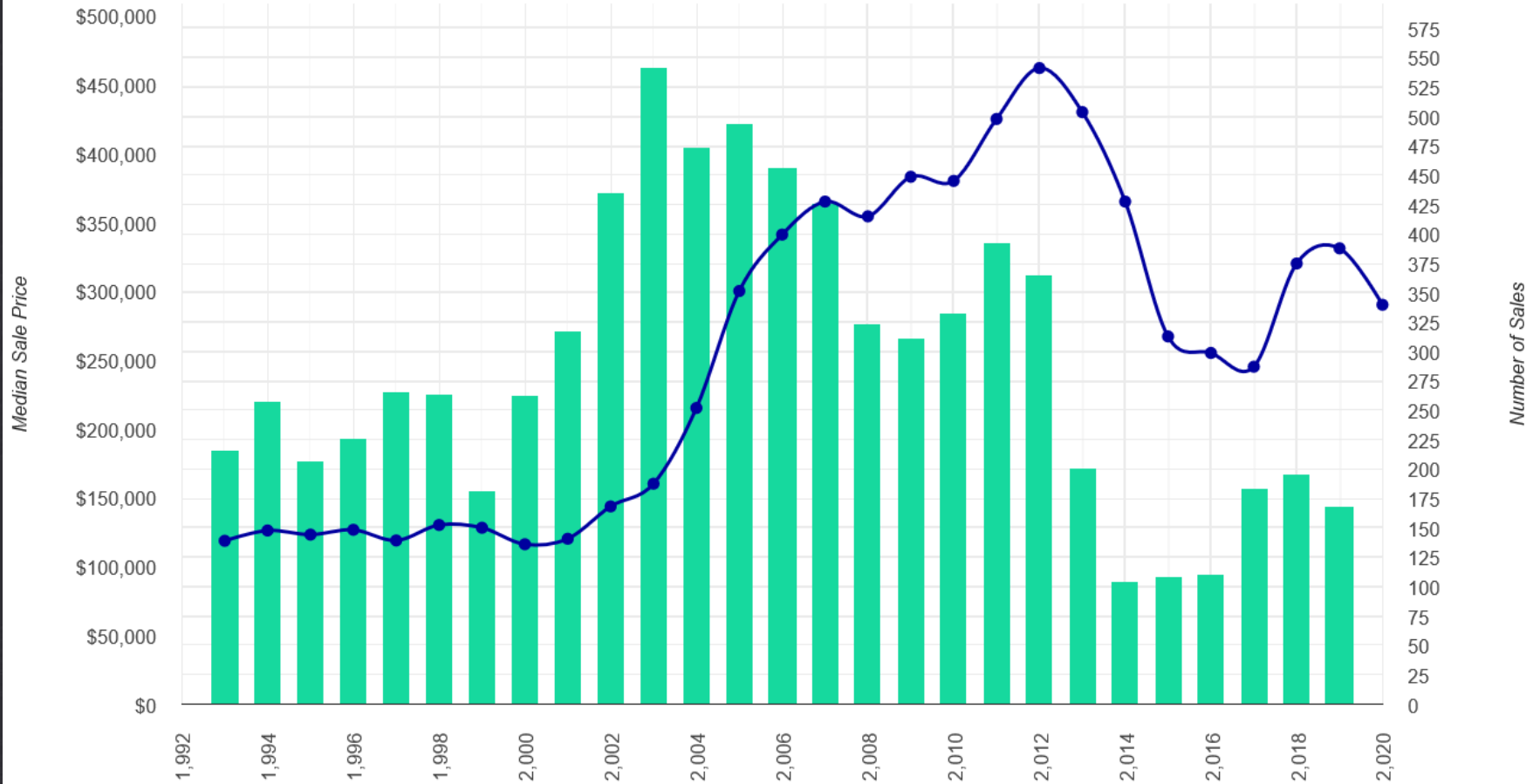
- Residential – 10 year cycle and 12 month overview
 - Commercial Trends
 - Industrial Trends
 - The Path Ahead



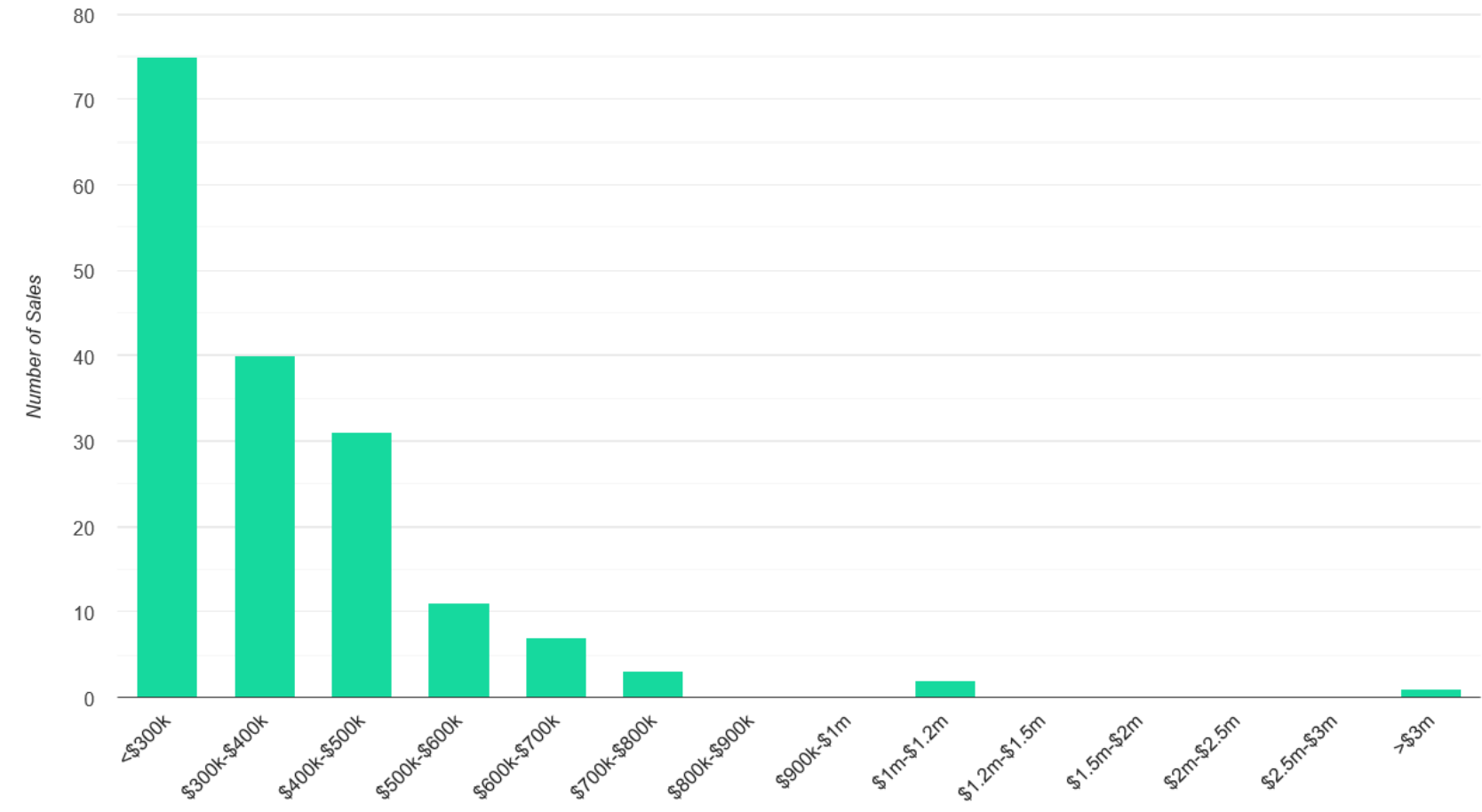


Houses

Sales & Growth Chart for EMERALD

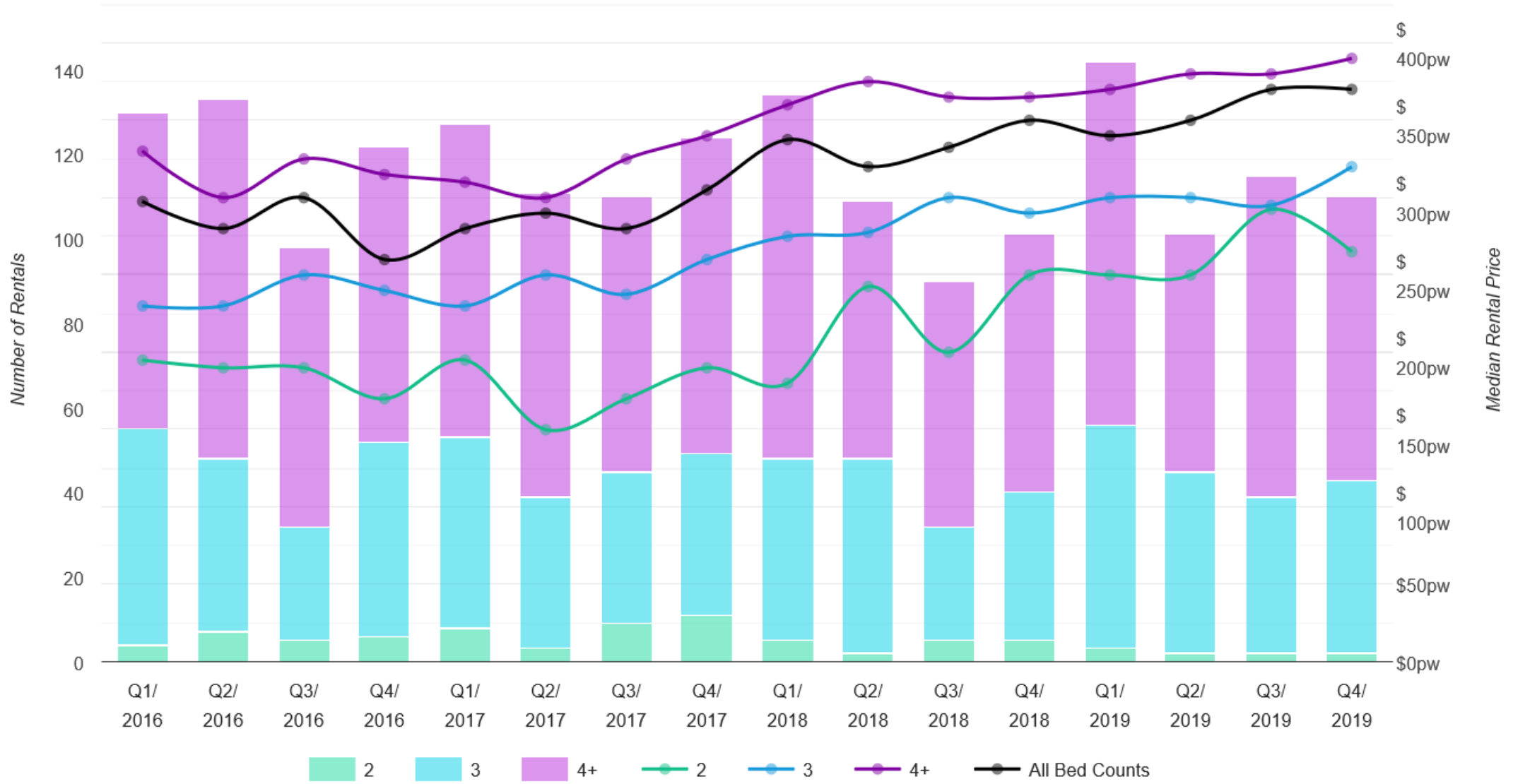


Price Range Segmentation (Last 12 Months)



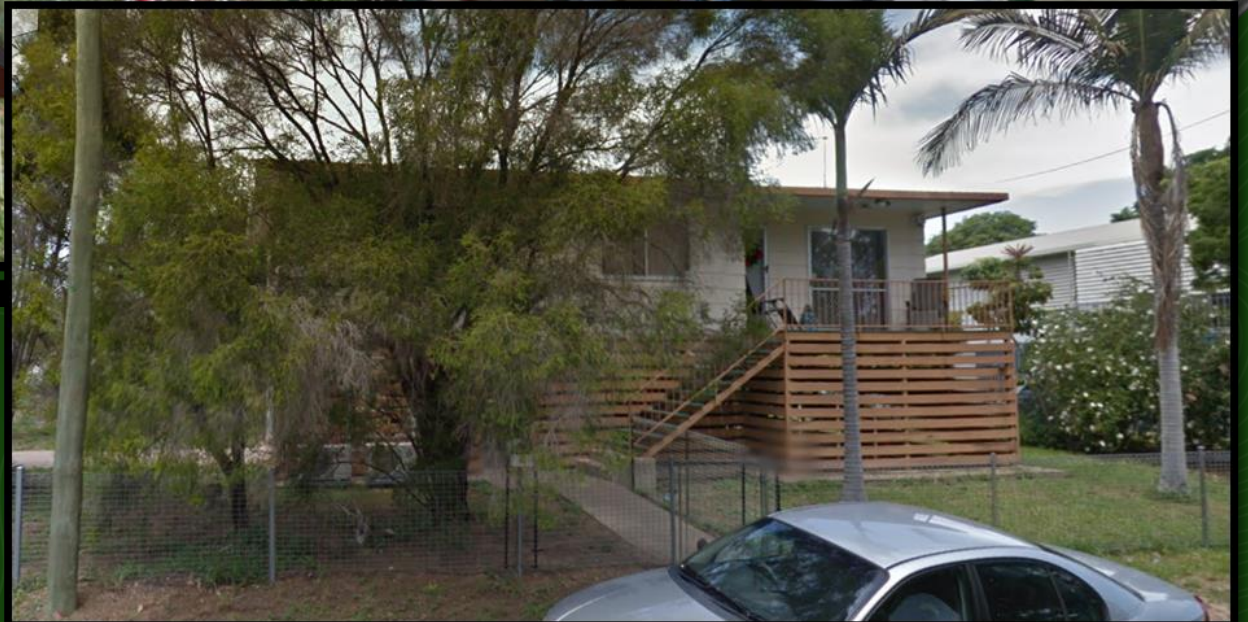
decision certainty.

Rental & Growth Chart for EMERALD



The Lower End

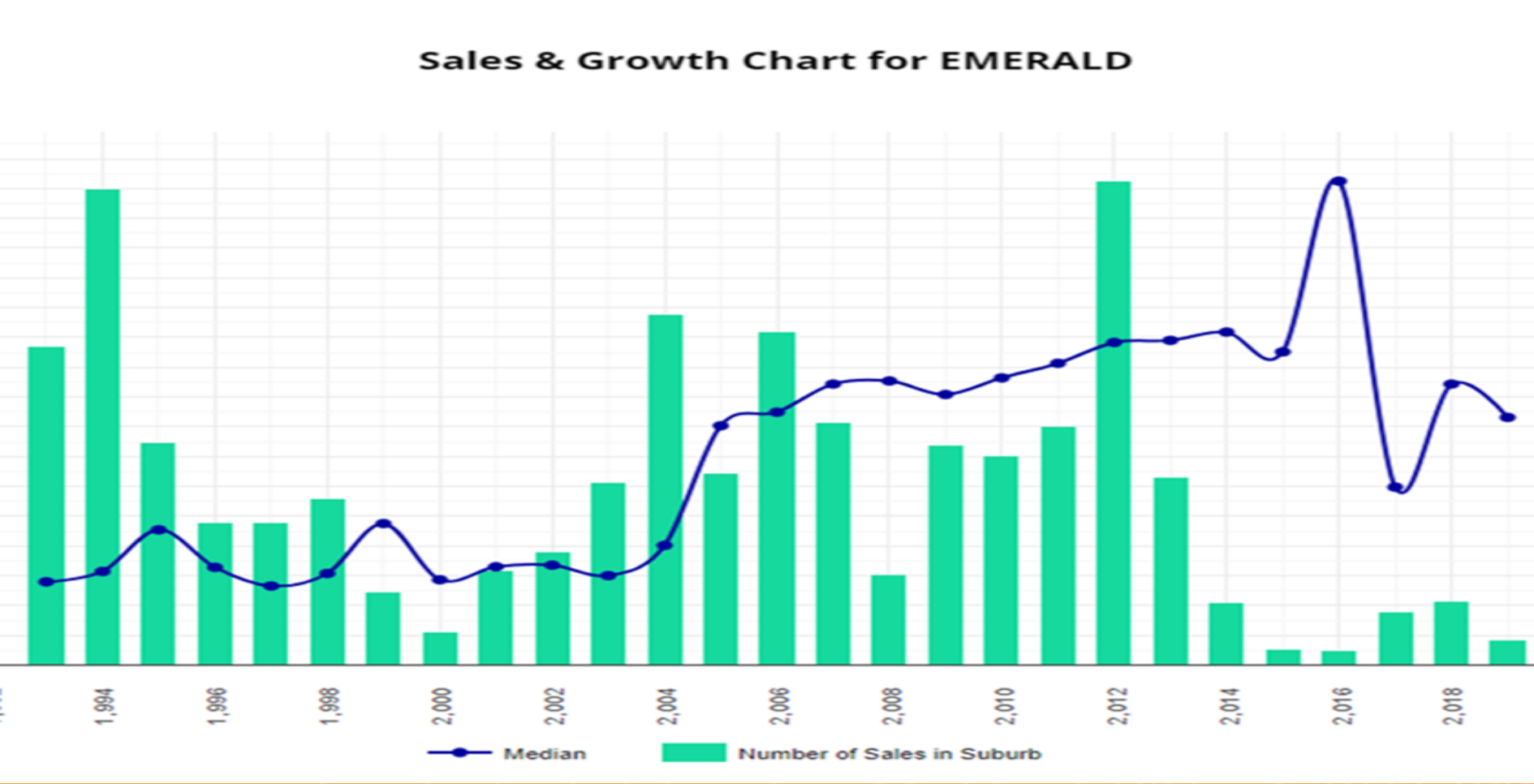
- 14 Sales in past 12 months under \$150,000
- 8 Sales were sold under Mortgagee in Possession circumstances



The Upper End



Vacant Land

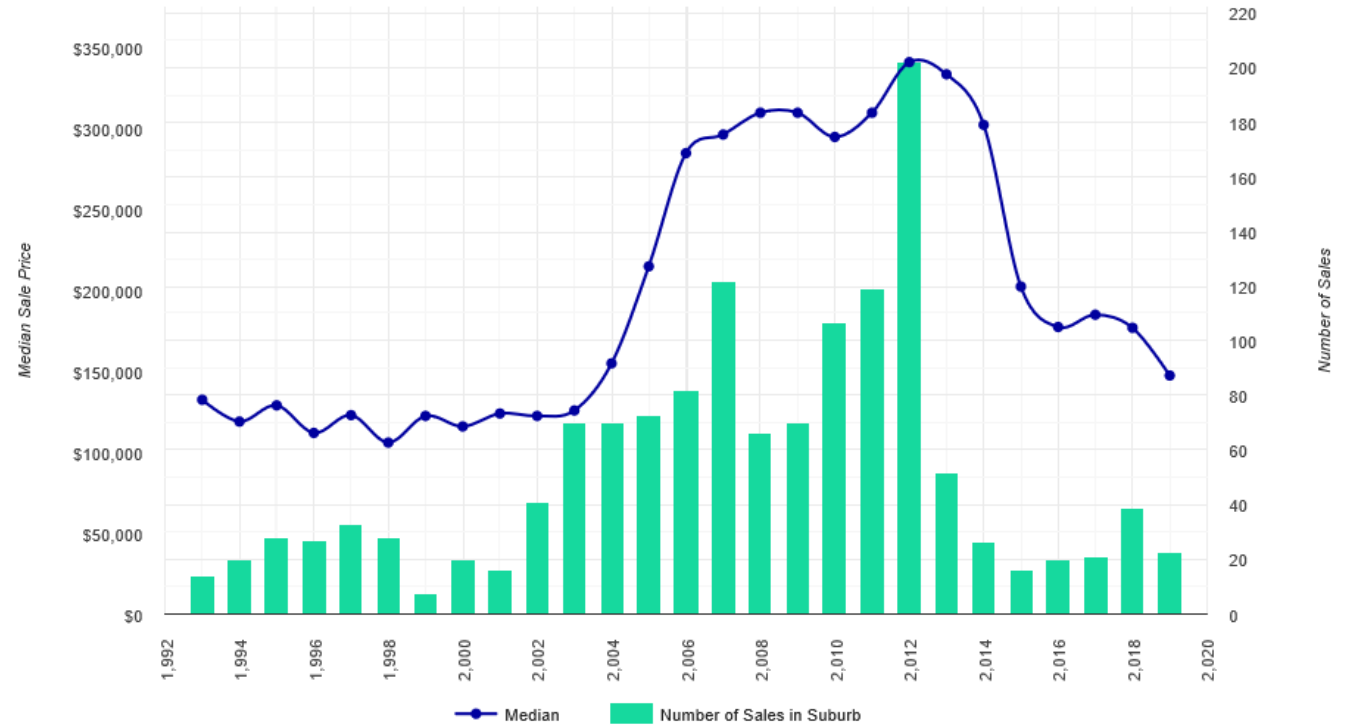


Emerald Vacant Land Sale Volumes and Median Prices (Source: Pricefinder)

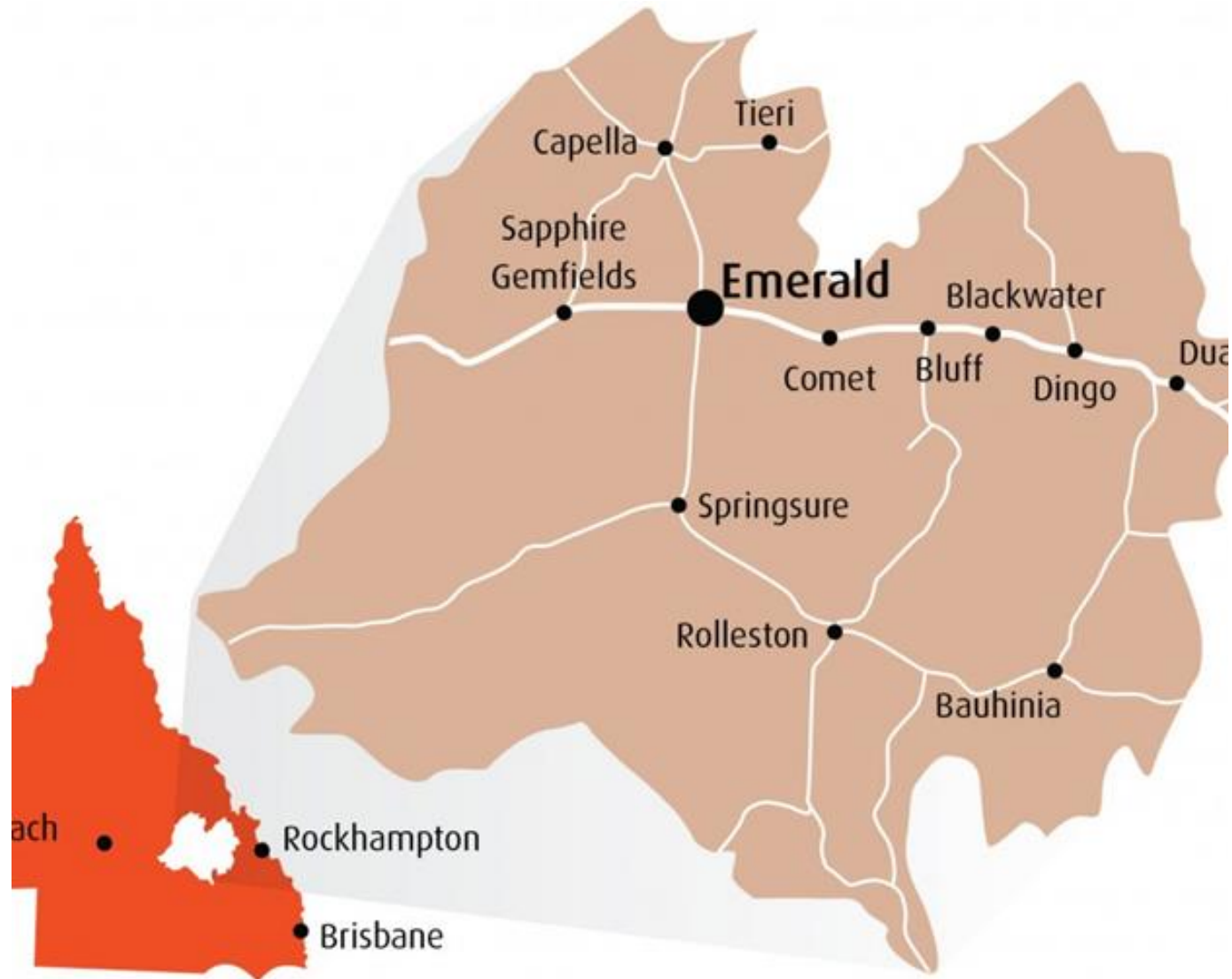
Year	No of Sales	Median Price (Rounded)
2014	32	\$152,500
2015	3	\$121,500
2016	2	\$75,000
2017	18	\$66,500
2018	18	\$80,000
2019	9	\$84,300

Unit Market

Sales & Growth Chart for EMERALD

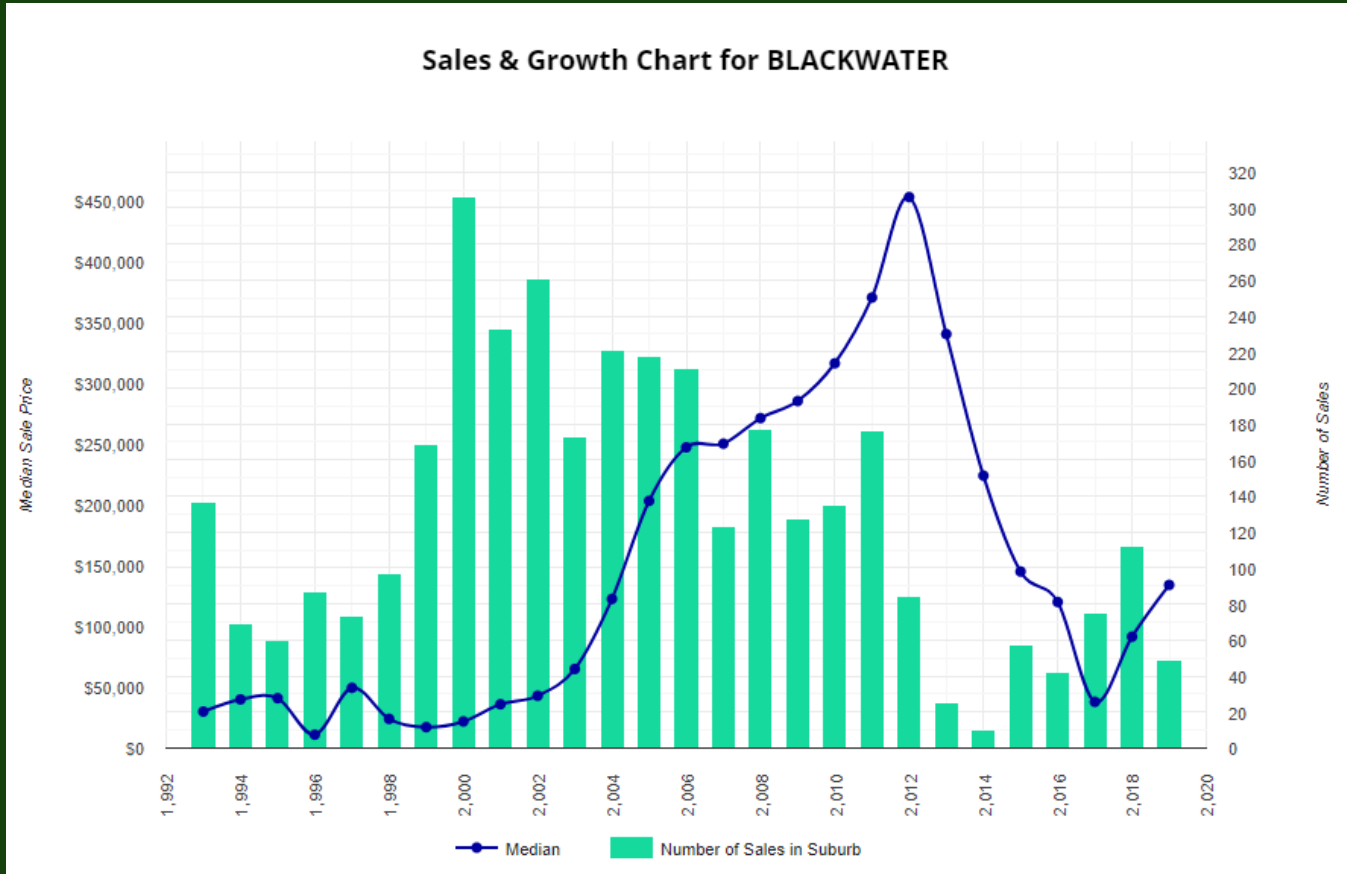


Other Towns



decision certainty.

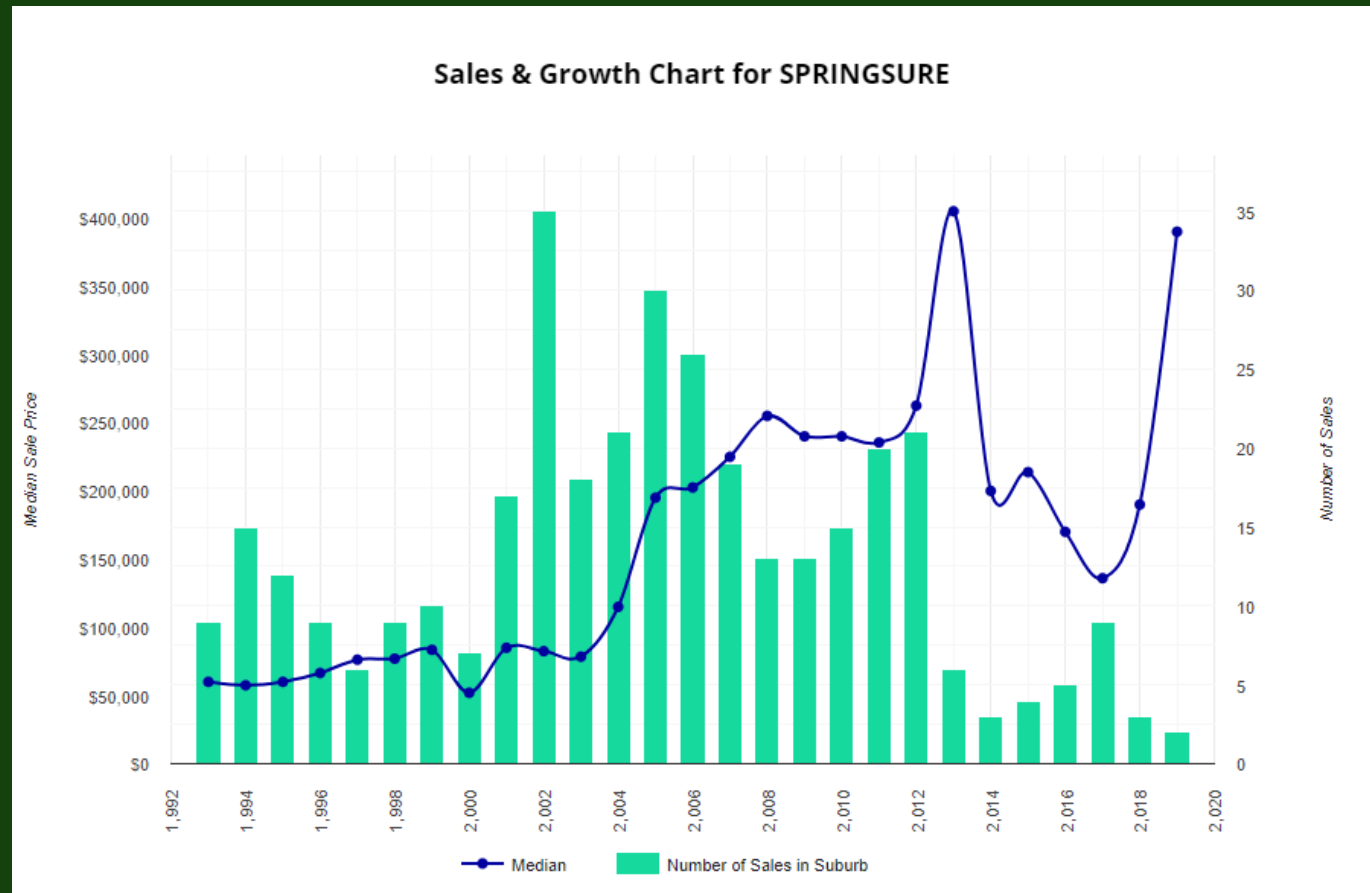
Blackwater



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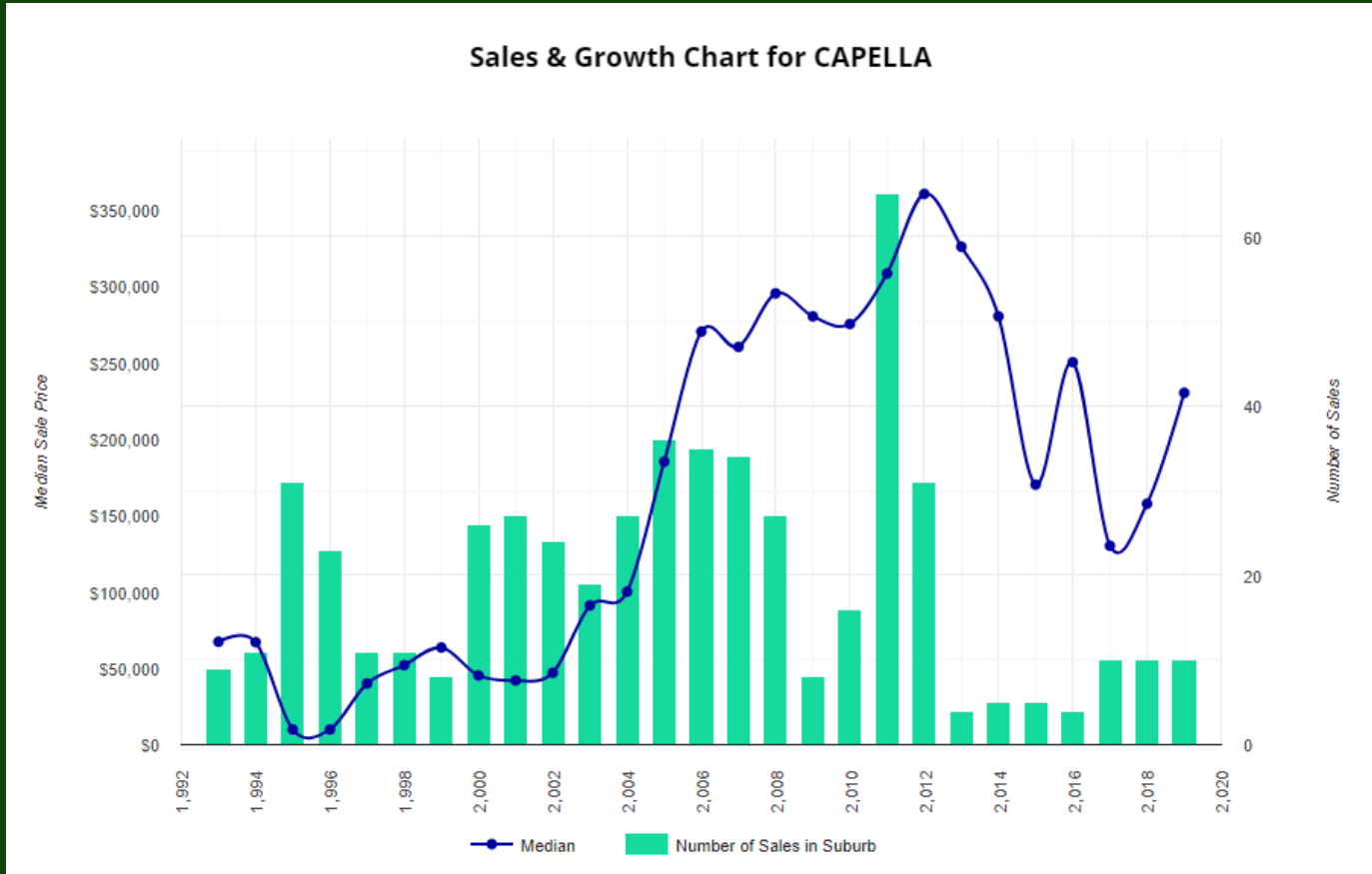


Springsure



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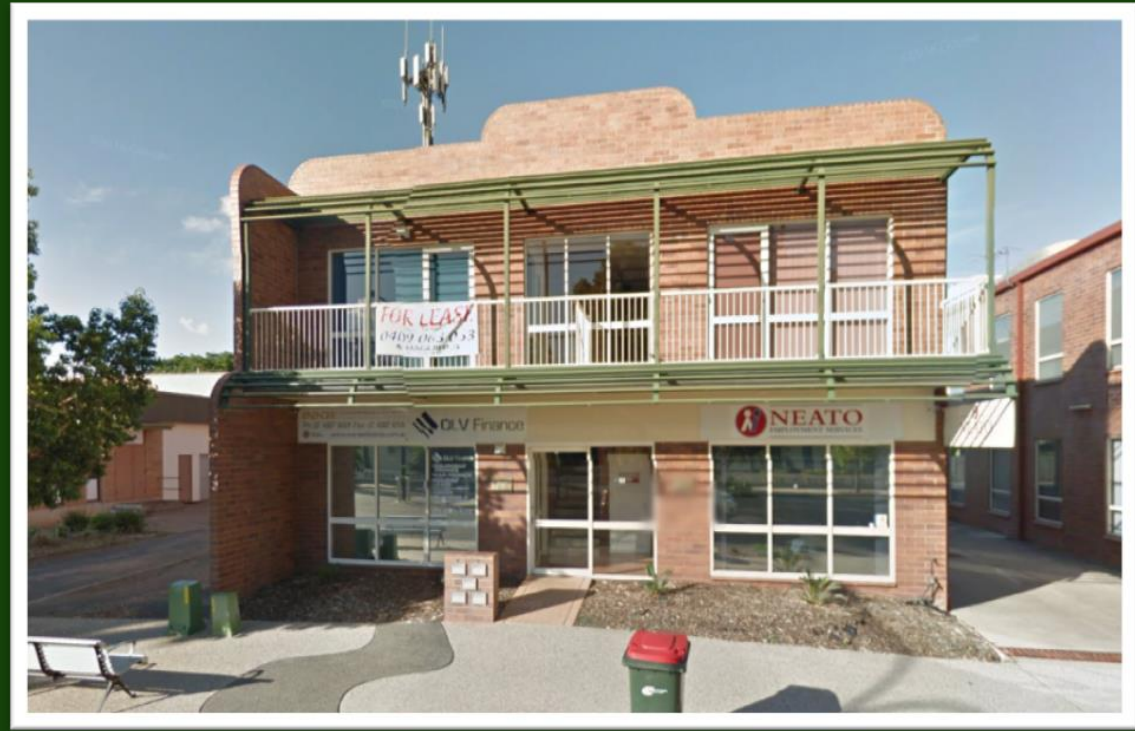
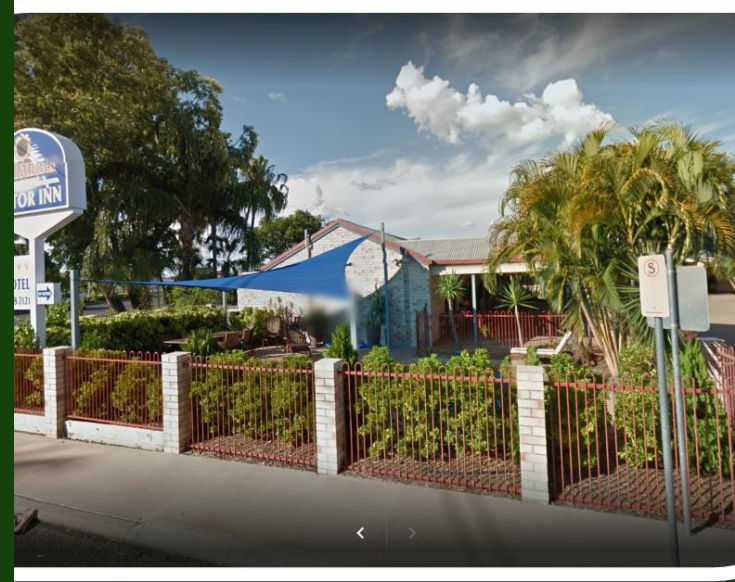
Capella



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Commercial







Outline indicative only



The Path Ahead

Issues - Its time for us to have some foresight.

Tighter
Lending
Practices


The Viability
of
Subdivision


The Viability
of Commercial
Construction

Purchase 2ha

Purchase Land @	\$250,000
<u>Costs</u>	
Headworks	\$ 50,000
Road – 200m x 6m wide	\$120,000
Water	\$ 80,000
Power Underground	\$120,000
Legals/Application/Engineer	<u>\$ 15,000</u>
	\$385,000
Total	\$635,000
Subdivided into 5 x 4000m ² @ \$150,000 =	\$750,000
Less	<u>\$635,000</u>
	<u>\$ 115,000</u>

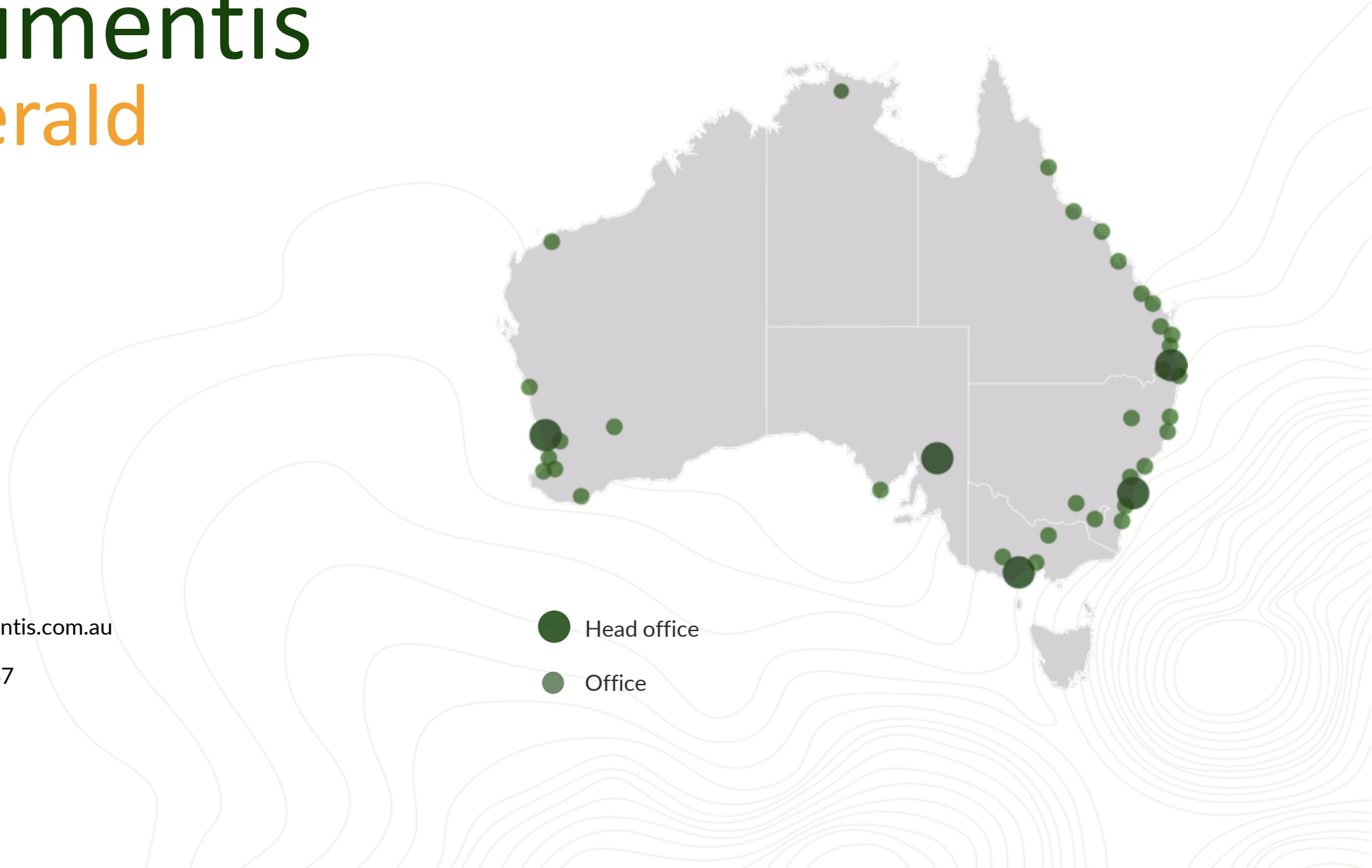
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