



TRAFALGAR  
LANE

## RENTAL ANALYSIS



Trafalgar Lane is a new development of 147 apartments with retail shops and office, sold off the plan in 2014/2015 and completed in June 2016. Approx 20% of apartments were sold to owner-occupiers, and 80% to investors. Trafalgar Lane is located in Woolloongabba, and includes quality resident amenities and recreational facilities.

- 75% of owners appointed Trafalgar Lane Property Management (TLPM) as onsite property managers
- Of the apartments managed by TLPM:
  - 75% were rented within 30 days of completion
  - 100% of available apartments were rented within 60 days of completion

### APARTMENT TYPE

1 BED 1 BATH  
2 BED 1 BATH  
2 BED 2 BATH  
3 BED 2 BATH

### GROSS YIELD AVERAGE

5.18%  
5.16%  
5.02%  
5.16%



### TENANT DEMOGRAPHICS

ITEM	STATISTICS	GENERAL COMMENTS
Age	70% Mid 20's - Late 30's 30% Over 40's - Early 50's	Younger demographic, with generally higher than average incomes.
Sex	60% Male, 40% Female	
Marital Status	80% Single, 20% Other	High number of tenants as couples and singles sharing, as well as some families.
Professionals/Students	80% Young professionals, 20% Students	Young professionals dominate
Work Locations	80% work in the Brisbane CBD, South Brisbane, West End, Woolloongabba, Kangaroo Point, Fortitude Valley, East Brisbane	Tenants mostly work in the immediate area and the CBD. The local area tenants mostly come from the nearby universities, hospitals and medical centres.
Transport Modes	Mixture of public transport, bike/walk, motor vehicles	Majority of the CBD workers use the Woolloongabba bus hub. Hospital workers tend to walk or cycle for convenience and to avoid the hassle of parking as well as parking fees.