The Killara Estate, LOGAN RESERVE, QLD

LOT 373 Killara Estate,

LOGAN VILLAGE, QLD

$458,900

House & Land Package

Registered Land

Growth corridor close to Brisbane

Quality Estate developed by Villaworld

CONTENTS

1. Property Overview

2. House Plan & Inclusions

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PROPERTY OVERVIEW

PROPERTY ADDRESS:	Lot 373 Killara Estate, LOGAN VILLAGE, QLD
CONTRACT TYPE:	House & Land Package (2 Part)
PRICE:	**$464,700**
HOUSE SIZE:	206m2
LAND SIZE:	375m2
LAND REGISTRATION:	Registered

BEDROOMS:	4 Bedrooms, Master with Ensuite
LIVING AREAS:	Living Room, Media Room, Alfresco Area
BATHROOMS:	Main Bathroom plus Ensuite
CAR ACCOM:	Double Garage

INCLUSIONS:

- ✓ Full Turn Key inclusions
- ✓ Fixed Price Contract
- ✓ Reverse Cycle Airconditioning
- ✓ Stone Benchtops throughout
- ✓ Quality European Appliances
- ✓ Outstanding opportunity for Capital Growth
- ✓ Quality estate developed by Villaworld

HOUSE PLANS

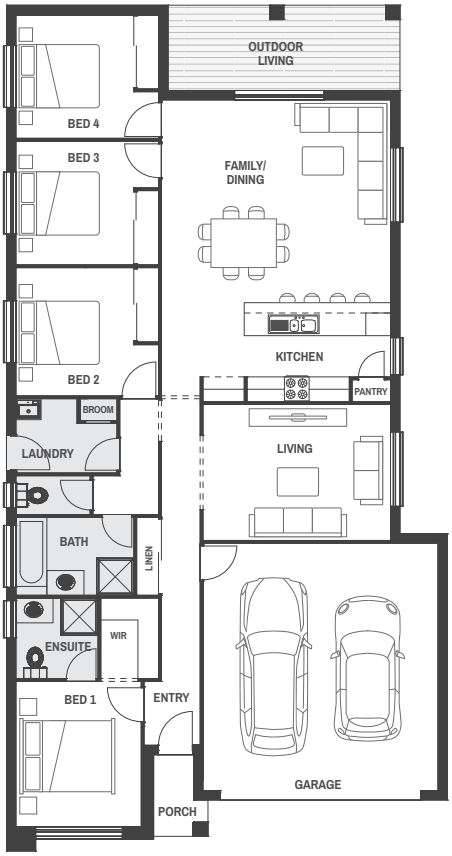
&

INCLUSIONS

NEWPORT MK3

ADDRESS

Lot 373 Killara Boulevard, "Killara - Stage 4"
Logan Reserve QLD 4133



HOUSE AREA	196.0	sqm
LAND AREA	375	m^2

4 2 2

LAND PRICE	$	210,000
HOUSE PRICE (INC. GST)	$	248,300
TOTAL PACKAGE	$	458,300

PACKAGE INCLUSIONS

- Split A/C to Living Area
- Good Neighbour Fencing
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond Roofing

Floor plan is based on the Facade B. Floor plan will differ slightly based on the facade chosen (for example, window locations may differ with different facades). Image is for illustrative purposes and to be used as a guide only. Image may depict fixtures, finishes and features not supplied by Brighton or included in this package or it may show an example of what your package includes such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.

Banksia Facade C

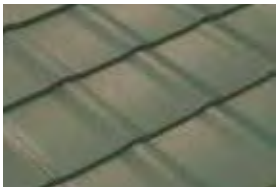
This façade is to show colours only and may not be the façade chosen.

MOONEE

EXTERNAL COLOUR PALETTE

BRICK (JOINT: IRONED)
Austral Urban One - Silver

COLORBOND ROOF
Colorbond Wallaby



CONCRETE ROOF TILE
Bristile Classic Shingle - Mica

GUTTER & FASCIA
Colorbond Wallaby and Dune

FEATURE BRICK (JOINT: IRONED)
Austral Urban One - Pepper

RENDER COLOUR 1
Taubmans Tombstone

RENDER COLOUR 2
Taubmans Farrier

GARAGE DOOR
Dune

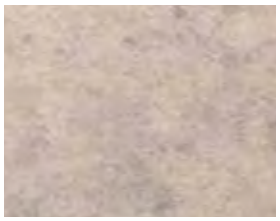
WINDOW FRAMES
Dune

FRONT DOOR & CLADDING
Taubmans Tailwind

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Brighton such as alfresco decking, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges • Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase • For more details please talk to one of our consultants. Brighton Built Pty Ltd ABN 83 150 533 378 QBCC 1250787

SONOMA

INTERNAL COLOUR PALETTE



KITCHEN BENCHTOP
Polytec Pietra Stone Matt

KITCHEN BENCHTOP UPGRADE
Caesarstone Ice Snow

KITCHEN UNDERBENCH
Polytec Stone Grey Matt

KITCHEN OVERHEAD
Polytec Whitewood Matt - Vertical Grain

CARPET
News 0506 - In the Loop

WET AREA WALL TILE
White Gloss 250 x 400

LIVING & WET AREA FLOOR TILE
Promenade Greige Matt 450 x 450

KITCHEN SPLASHBACK
White Gloss 100 x 300

WALL PAINT COLOUR
Taubmans Ageless

DOORS, SKIRTING & ARCHITRAVES
Taubmans Ageless Gloss

Please note:
Due to printing, colours and finishes are not exact and true and should be used as a guide only.

RENTAL APPRAISAL

OLIVER HUME

17th January, 2019

Brighton Build

RE: Lot 373 Killara Boulevard Logan Reserve
Brand New 4 Bedroom Home

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

The property is described as featuring:

- 4 Bedrooms, all with built-in wardrobes
- 2 Bathrooms, master bedroom with ensuite
- Open plan tiled dining and family area
- Separate lounge area.
- Modern kitchen with quality stainless appliances
- Reverse cycle air-conditioning to living and master bedroom
- Fenced, landscaped yard
- Automatic double garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately $410.00-$440.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email b.douglas@oliverhume.com.au

Yours Faithfully,

Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

Brisbane
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Mail PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867

LOCATION

MAPS

Berrinba Wetlands

Brisbane CBD

Logan Motorway

Springwood

M1 to Gold Coast and Brisbane

Loganlea Train Station

Griffith University Logan Campus

Logan Hospital

TAFE

Logan City Golf Course

Marsden Shopping Centre

Marsden State School

Marsden State High School

Logan City Council

Bayes Park

Logan Reserve Rd

Chambers Flat Road

KILLARA
LOGAN RESERVE

Stoneleigh Reserve Park – walking distance

A bright future is right in front of you

The City of Logan's focus on economic growth and job opportunities for residents, coupled with its ideal location - central to both Brisbane and the Gold Coast - is paving the way for a prosperous future.

The population is currently in excess of 300,000 and is predicted to grow by up to 200,000 over the next 20 years, making it one of Queensland's key growth regions. Jobs growth has been steady in recent years and now, Logan is home to around 20,000 businesses producing a gross regional product of nearly $10 billion. Over the next 2 decades Logan City's objective is to create 53,000 new jobs for its residents.

Sources: www.logan.qld.gov.au/about-logan/living-in-logan/statistics-and-facts
www.economicprofile.com.au/logan

SURROUNDING AMENITIES

CHILD CARE

1. Crestmead Early Education Centre – 750m
2. Goodstart Early Learning Crestmead - Juliet Street – 2.8km
3. Marsden Kindergarten and Child Care Centre – 3.6km
4. Kidi Kingdom Child Care Centre – 3.6km
5. Footsteps Early Learning Centre – 3.7km
6. Goodstart Early Learning Crestmead - Third Avenue – 4.2km
7. Goodstart Early Learning Waterford – 5.3km
8. Mini Mees Child Care Centre – 5.7km

TRANSPORT

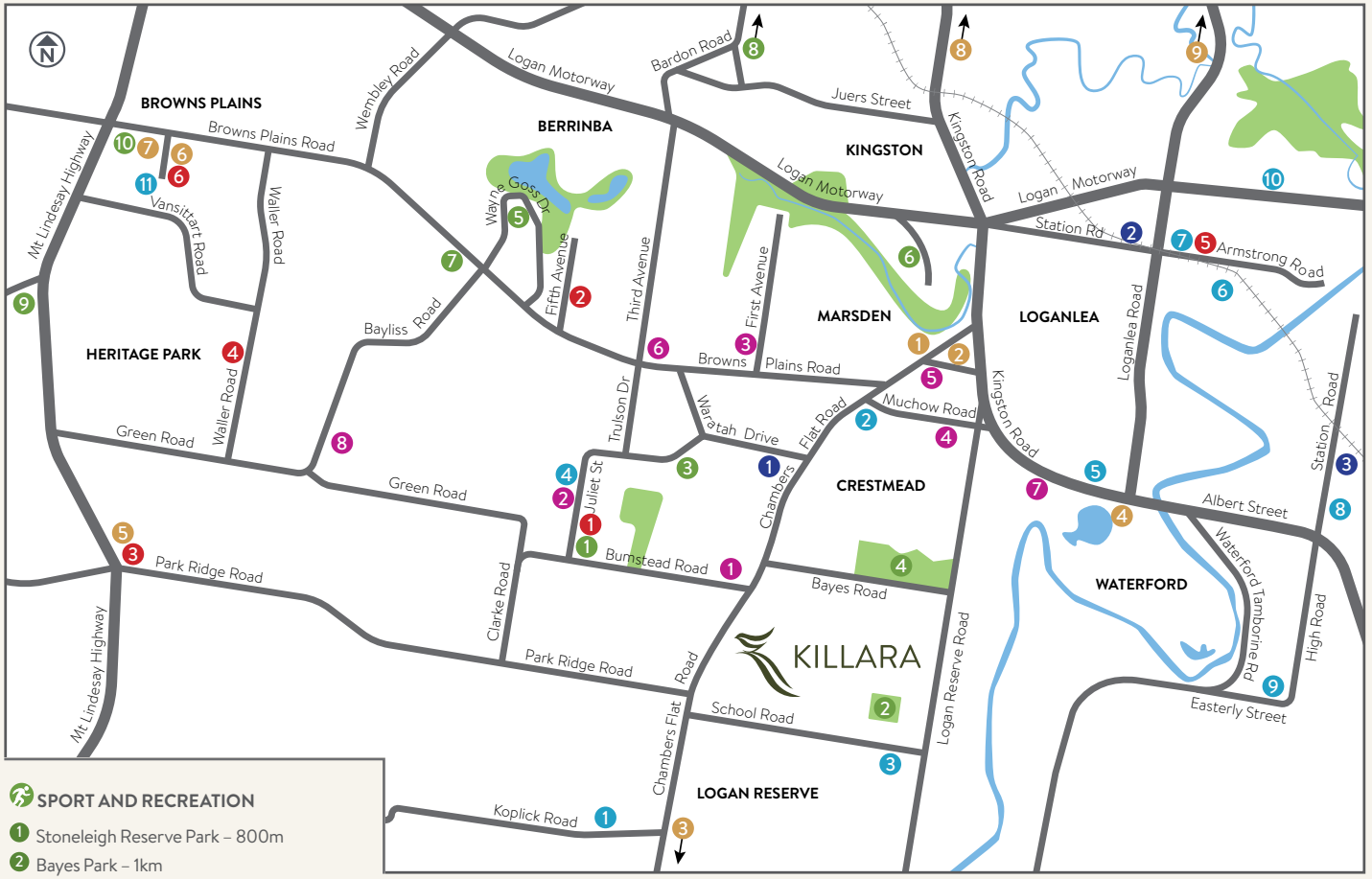
1. Bus Stop - Waratah Dr at Whiteman St – 2.1km
2. Loganlea Train Station – 6.6km
3. Bethania Train Station – 8.7km

EDUCATION

1. Saint Philomena School – 2.6km
2. Marsden State High School – 2.8km
3. Logan Reserve State School – 2.9km
4. St Francis College – 3.0km
5. Waterford West State School – 5.4km
6. Loganlea State High School – 7.5km
7. TAFE Qld - Loganlea – 7.6km
8. Bethania Lutheran Primary School – 8.1km
9. Canterbury College – 8.8km
10. Griffith University Logan Campus – 9.3km
11. TAFE Qld - Browns Plains – 10.5km

MEDICAL

1. Crestmead Medical Centre – 2.5km
2. Doctors on Fifth – 5.1km
3. Park Ridge Family Practice – 6.3km
4. Mediprac Medical Centre – 7.1km
5. Logan Hospital – 7.6km
6. Browns Plains Family Practice – 9.5km



SPORT AND RECREATION

1. Stoneleigh Reserve Park – 800m
2. Bayes Park – 1km
3. Kensington Junction – 2.6km
4. Crestmead Park – 3.4km
5. Logan Metro Indoor Sports Centre – 6.2km
6. Berrinba Wetlands Park – 6.5km
7. Kingston Park Raceway – 6.9km
8. Logan Entertainment Centre – 9.1km
9. Logan West Aquatic & Fitness Centre – 9.7km
10. Event Cinemas Browns Plains – 10.3km

SHOPPING

1. Marsden Park Shopping Centre – 3.7km
2. ALDI Marsden – 3.7km
3. 'The Berry Patch' Strawberry Farm – 5.1km
4. Waterford Plaza – 5.9km
5. Woolworths & Coles Park Ridge – 6.6km
6. Bunnings Browns Plains – 9.7km
7. Grand Plaza Shopping Centre – 10.4km
8. IKEA Logan – 10.9km
9. Logan Hyperdome Shopping Centre – 13.5km

CELEBRATING 30 YEARS
SUCCESS THROUGH PROPERTY

VILLAWORLD

PROJECT

INFORMATION

KILLARA

LOGAN RESERVE

CELEBRATING 30 YEARS
SUCCESS THROUGH PROPERTY

VILLAWORLD

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KILLARA
LOGAN RESERVE

villaworld.com.au/killara

Whilst care has been taken in the preparation of this document, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Photography is indicative only. All distances referred to are approximate direct distance and not the distance to the destination by road. Information contained is correct as at the time of publication. (October 2016)

THE DEVELOPMENT

OVERVIEW

- Master planned to be surrounded by open green spaces in the popular suburb of Logan Reserve, the new Killara address will feature 15 stages bordered by adventure trails and natural parklands. The easy to build on level lots at Killara are perfect for your existing folio of slab on ground homes. The 15 stages are comprised of 726 lots with frontages between 7.5m and 14m.
- Each boutique precinct at Killara has a character all its own allowing a sense of exclusivity and intimacy with the surrounding environment.
- Killara's master plan features outdoor recreational facilities making it an address designed for healthy and active lifestyles.
- Killara at Logan Reserve has been master planned to blend streets of complementary home designs together into a complete address.
- The development is well situated nearby an extensive selection of schools and colleges, major shopping centres and recreation facilities.

KILLARA
LOGAN RESERVE

KILLARA VISION

VISION

A place for young families and growing families, this address will capture the openness of the natural bushland, diversity of housing types and provide easy access into the retail, business and recreation amenity of nearby Logan.

With natural breezes, easy access to parks and open space, informal play areas and plenty of opportunity for kids to find adventure, this community will be an urban “home amongst the gum trees”.

PLACE ESSENCE

“Adventure”

This place represents all the opportunities to start a new life, enjoy the best of Australian suburban life and explore the surrounds of this natural environment.

KILLARA
LOGAN RESERVE

PROJECT LOCATION

Uniquely situated halfway between the Gold Coast and Brisbane CBD's in a high growth corridor of south-east Queensland, yet secluded neighbourhood, Killara will provide families with easy access to a range of quality shopping and education facilities including Grand Plaza Shopping Centre, Griffith University Logan Campus and Canterbury College.

Shopping and Dining:

- Marsden Park Shopping Centre – 3.7km
- ALDI Marsden – 3.7km
- 'The Berry Patch' Strawberry Farm – 5.1km
- Waterford Plaza – 5.9km
- Woolworths & Coles Park Ridge – 6.6km
- Bunnings Browns Plains – 9.7km
- Grand Plaza Shopping Centre – 10.4km
- IKEA Logan – 10.9km
- Logan Hyperdome Shopping Centre – 13.5km

Sport and Recreation:

- Stoneleigh Reserve Park – 800m
- Bayes Park – 1km
- Kensington Junction – 2.6km
- Crestmead Park – 3.4km
- Logan Metro Indoor Sports Centre – 6.2km
- Berrinba Wetlands Park – 6.5km
- Kingston Park Raceway – 6.9km
- Logan Entertainment Centre – 9.1km
- Logan West Aquatic & Fitness Centre – 9.7km
- Event Cinemas Browns Plains – 10.3km

Education Facilities:

- Saint Philomena School – 2.6km
- Marsden State High School – 2.8km
- Logan Reserve State School – 2.9km
- St Francis College – 3.0km
- Waterford West State School – 5.4km
- Loganlea State High School – 7.5km
- TAFE Qld - Loganlea – 7.6km
- Bethania Lutheran Primary School – 8.1km
- Canterbury College – 8.8km
- Griffith University Logan Campus – 9.3km
- TAFE Qld - Browns Plains – 10.5km

KILLARA
LOGAN RESERVE

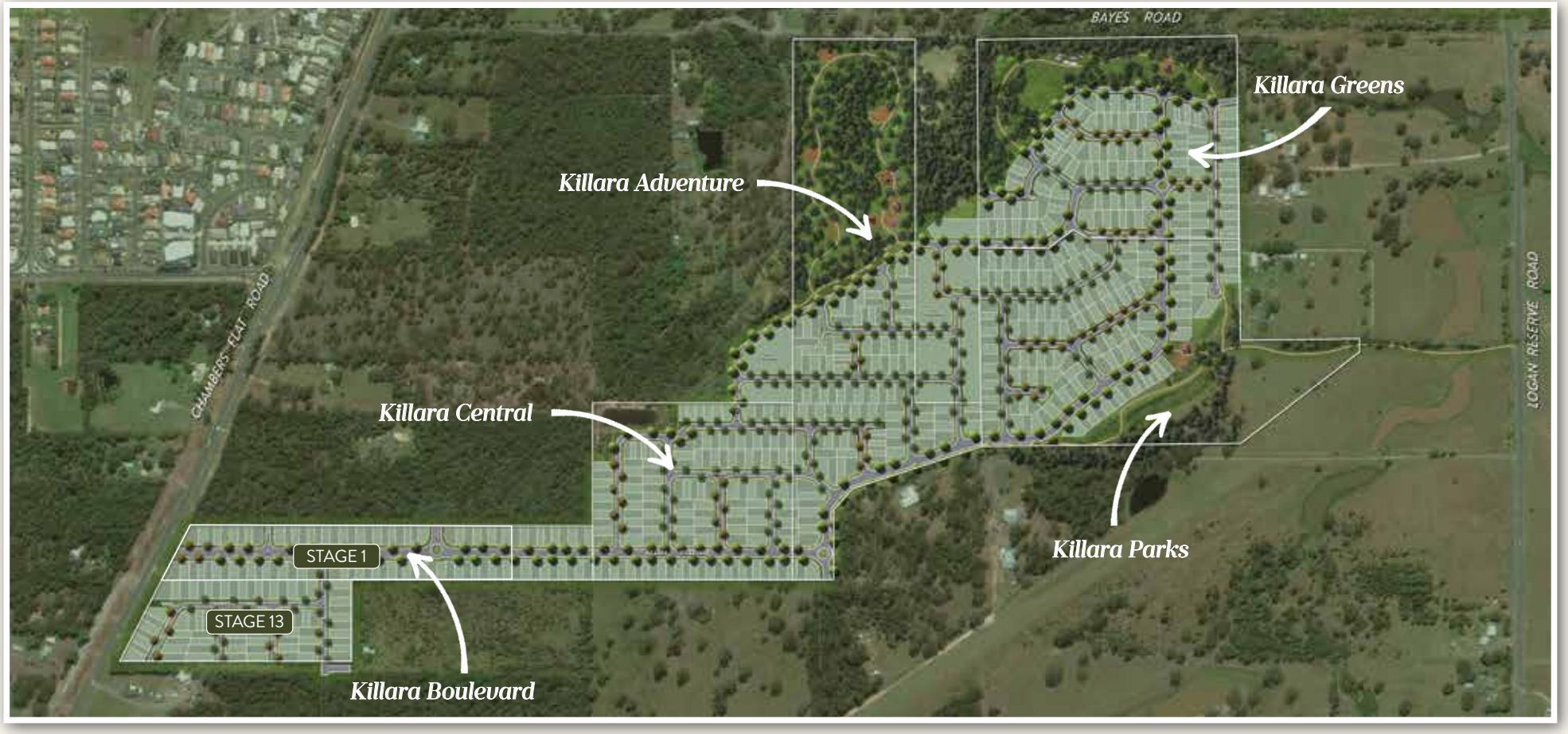
REGIONAL SNAPSHOT

Uniquely situated at the greenheart of Logan Reserve with convenient access to both Gold Coast and Brisbane CBD's, Killara is complete with everything families need to thrive in their local environment.

- Ideally located between Brisbane and the Gold Coast, the City of Logan is the fifth largest local government area in Australia. With a population of more than 300,000 the city is one of the key growth regions in South-East Queensland.
- The City of Logan has a strong focus on economic growth and job opportunities for residents. Home to more than 21,000 business and with more than 15,000 new jobs created in 2013, investment confidence is strong.
- To prepare itself for this significant population growth, Logan City Council has a growing labour force, and coupled with the timely provision of infrastructure, provides an opportune market for the regional economy and encourages competition, investment and innovation.
- Transport is a crucial enabler for economic and employment growth and social connectedness. With this in mind, current and future projects like the Wembley Road and Logan Motorway Interchange, extending the South-East Busway from Rochedale to Loganholme, widening the Pacific Motorway through Logan and upgrade of the Mt Lindesay Highway will be key to unlocking new industry jobs and reducing travel times for freight and commuters.
- The expansion of the Logan Hospital is also a priority for the Logan City Council as it will accommodate future health and education facilities through upgrades to key pieces of physical and social infrastructure centred on health and wellbeing.

Source: City of Logan: Infrastructure for our future publication

MASTER PLAN



N

This master plan is indicative only. The design, layout, measurements and inclusions shown may vary without notice. This plan may not be drawn to scale.

NEWS

&

RESEARCH

02 PARK RIDGE OPPORTUNITY & VISION

Brisbane
Park Ridge Master Plan Area overlaid on Brisbane CBD – 2,450 hectares

Park Ridge represents a key greenfield opportunity within South East Queensland. With a master plan covering an area of 2,450 hectares in place to lead the area into the future, the face of Park Ridge will change as new communities, infrastructure and amenity evolve over the coming years.

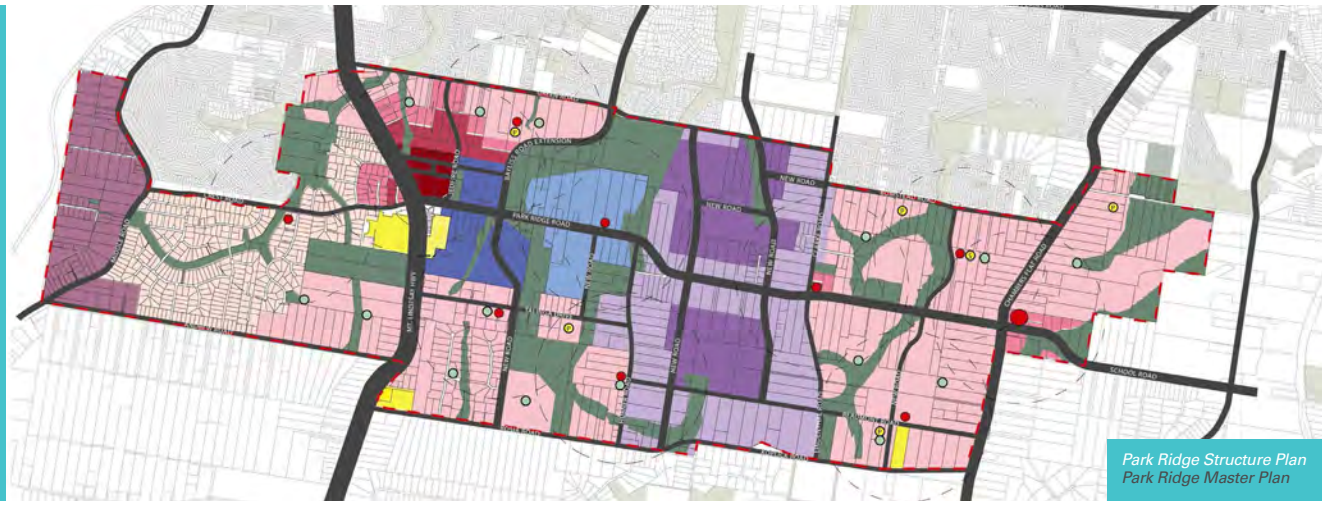
The Park Ridge Master Plan Area was adopted by Logan City Council in 2011 and sets out a clear plan for an integrated, well planned urban community and employment area with extensive environment, parks and waterway networks. This structure will form the basis for new communities which will bring quality dwellings along with new infrastructure and amenity.

Almost $400 million of new infrastructure is currently under construction, planned or recently completed within the Logan LGA which will be needed to support the strong population growth that is forecast. The Park Ridge Catchment is forecast to grow by around 25,000 residents over the next 20 years, and see jobs growth of around 8,000 - 13,000.

Median house prices across the Logan LGA and Park Ridge Catchment are very affordable when assessed against comparable areas.

PARK RIDGE MASTER PLAN VISION

The Council's vision for the Park Ridge Master Plan Area (PRMPA) is that it will make the most of the area's natural assets and become a most desirable place to live and work. Up to 12,000 new homes are anticipated to be constructed over the next 20 years which will bring a wider ranging mix of homes to the Park Ridge area.



Park Ridge Structure Plan
Park Ridge Master Plan

EMPLOYMENT & INFRASTRUCTURE 03

LOGAN CITY COUNCIL VISION FOR PARK RIDGE MASTER PLAN AREA

1. SUSTAINABLE URBAN COMMUNITIES
New communities within the PRMPA will be sustainable and offer a full range of modern community facilities.

2. URBAN DESIGN
Innovative and sustainable design of new communities will make the most of the area's natural assets.

3. RESIDENTIAL HOUSING
A wide mix of housing will be constructed within the PRMPA, ranging from traditional to smaller more affordable housing and high density multi-storey dwellings.

4. JOBS
A diverse range of employment opportunities will be available in precincts close to residential communities.

5. BUSINESS PARK
A mixed use integrated business park will be incorporated into the PRMPA which will include commercial offices, retail, educational and training institutes.

6. ENVIRONMENT, PARKS AND WATERWAY NETWORK
Wildlife corridors will be established along with sport and recreational parks throughout the open space network.

7. INFRASTRUCTURE
New communities are supported with social infrastructure services and programs to match the demand for new land and serviced by high standard public transport systems along with extensive networks of walking and cycling paths.

INFRASTRUCTURE

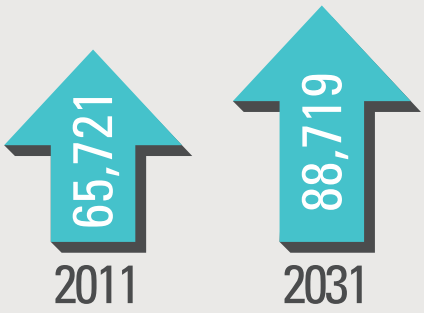
A total of $394.3 million of major infrastructure projects are under construction, planned or recently completed across the Logan LGA. The largest project in the planning is the $200 million Logan Central Master Plan which will be a purpose built precinct comprising commercial buildings, schools, retail, health and social services, along with retirement, aged care and residential buildings of five to eight storeys around a central town square. The recently completed expansion and refurbishments to the Logan Hospital have taken it from a 48-bed community hospital in 1990 to a 316-bed hospital catering for the growing resident population and making it a significant employer in the area.

In addition to this, infrastructure contributions associated with residential uses in the Park Ridge Master Plan could attract around $280 million which will be used to further enhance amenity and infrastructure in the area.

EMPLOYMENT

Almost 23,000 new jobs are projected for the Logan LGA over the next 20 years. The largest employment sectors at 2031 will be Retail (24.1 per cent), Health & Community (14.1 per cent) and Education (10.9 per cent). The recent expansion and refurbishment to the Logan Hospital along with new community's and the retail component that they will add to the area is conducive to the employment sectors projected to show the largest employment base through to 2031.

JOBS GROWTH LOGAN LGA



Prepared by Urbis, Source: NIEIR

JOBS GROWTH PARK RIDGE CATCHMENT

8,000 → 13,000

Prepared by Urbis, Source: Logan City Council

TOP 5 EMPLOYMENT SECTORS 2031

RETAIL	24.1%
HEALTH & COMMUNITY	14.1%
EDUCATION	10.9%
CONSTRUCTION	9.5%
BUSINESS SERVICE (incl PROPERTY)	8.9%

Prepared by Urbis, Source: NIEIR

MAJOR INFRASTRUCUTRE PROJECTS LOGAN LGA

SECTOR	EST. VALUE $
EDUCATION	$15,400,000
HEALTH	$147,240,000
TRANSPORT	$5,492,000
SERVICES	$11,200,000
MIXED USE	$200,000,000
RETAIL	$15,000,000
	$394,332,000

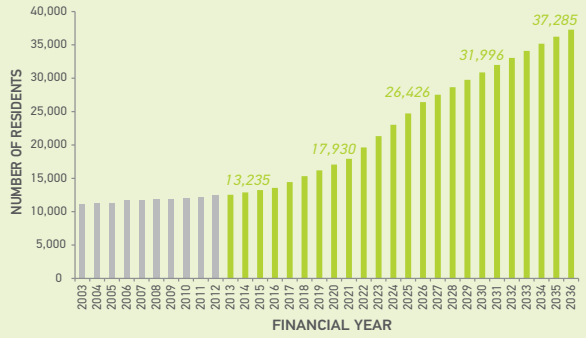
Prepared by Urbis, Source: Cordells

04 RESIDENTIAL

DEMOGRAPHIC ANALYSIS

The population of Park Ridge Catchment is forecast to grow at a rate more than double that of the Logan LGA. Over the next 20 years the area is expected to increase by 10.6 per cent each year to reach a total of 37,285 residents. This increased population will lead to infrastructure spending and employment opportunities as new residents move to the area. The Park Ridge Master Plan will be the catalyst for this strong growth rate.

PARK RIDGE CATCHMENT POPULATION GROWTH



Prepared by Urbis, Source: ABS
Park Ridge Catchment consists of the suburbs of Park Ridge & Boronia Heights

PARK RIDGE AFFORDABILITY

The Logan City Council is the most affordable of the council areas surrounding it. Gold Coast, Redland, Moreton Bay and Sunshine Coast are all currently recording higher median house prices than Logan.

Looking further afield, Urbis have identified 44 suburbs which are located between 27 and 30 kilometres from the Sydney CBD (similar location of Park Ridge to Brisbane CBD). These suburbs have median house prices ranging from $417,500 up to $1.65 million. The Park Ridge Master Plan will provide capacity for growth going forward as population and employment opportunities expand.

MEDIAN HOUSE PRICE

Sydney SD	*$750,000*
Melbourne SD	*$550,000*
Brisbane LGA	*$480,000*
Logan LGA	*$350,000*

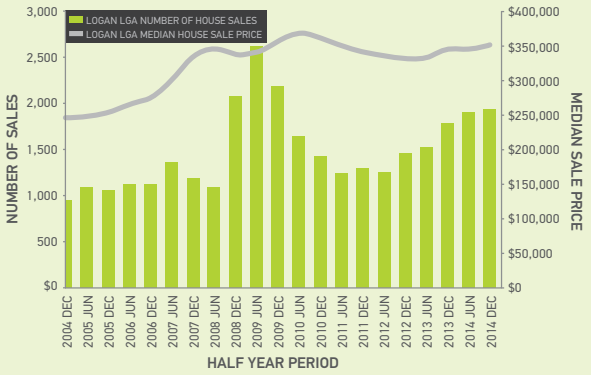
44 Suburbs 27 - 30 km from Sydney CBD
$417,500 – $1.65 million
Park Ridge Catchment – 27 km from Brisbane CBD
$315,500

Prepared by Urbis, Source: RP Data

RESIDENTIAL MARKET ANALYSIS

House sales across the Logan LGA reached peak numbers during the first half of 2009 when just over 2,600 transactions occurred. After a decline, as a result of the effects of the Global Financial Crisis (GFC), the beginning of 2012 saw the number of house sales begin to increase as confidence returned to the property market. The median house price reached a peak of $367,500 during the first half of 2010 and has remained relatively steady since then. Preliminary figures for the last half of 2014 recorded a median price of $350,000 based on an increased rate of around 1,900 settled sales. Annual median price growth across the Logan LGA is recorded at 3.6 per cent over ten years, despite significant global financial headwinds during this time. As confidence in the area increases, along with population growth and employment, it is expected that the median price within the Park Ridge Catchment will increase.

LOGAN LGA 10 YEAR HOUSE SALES CYCLE



Prepared by Urbis, Source: RP Data
Note: Dec 2014 based on preliminary data

RENTAL ANALYSIS

The residential vacancy rate across Logan City fell to 2 per cent during the December 2014 quarter, indicating almost full occupancy.

Rental yields for houses across Logan LGA have remained solid at around 5 per cent over the last two years while units have increased from 5.1 per cent to 6.4 per cent at the December 2014 quarter.

VACANCY RATE

LOGAN CITY - 2%

Prepared by Urbis, Source: REIQ Dec 2014 Qtr

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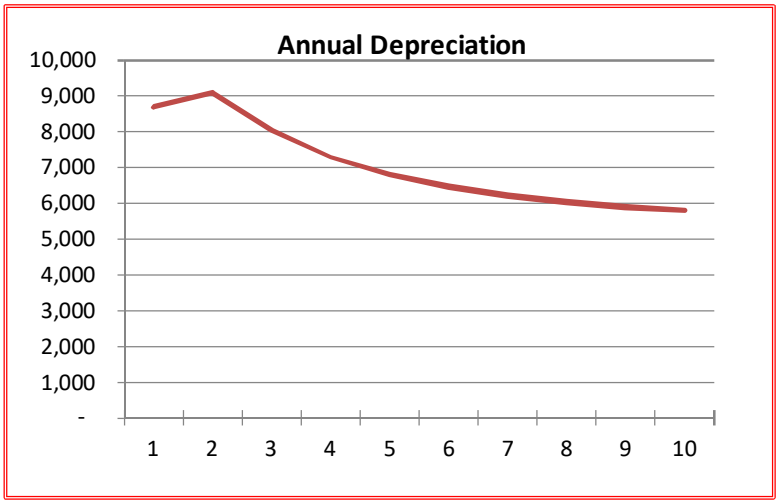
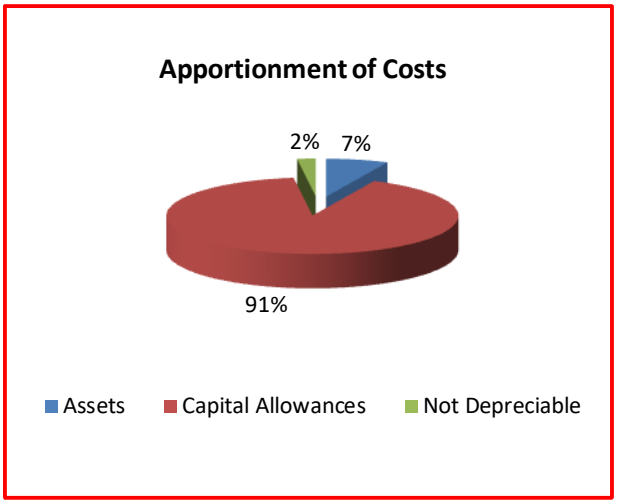
urbis

Indicative Tax Depreciation and Capital Allowances Schedule for Brighton Built Typical "Newport Mk 3" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	$	$	$
1 (365 Days)	3,200	5,485	8,685
2	3,600	5,485	9,085
3	2,550	5,485	8,035
4	1,825	5,485	7,310
5	1,325	5,485	6,810
6	975	5,485	6,460
7	725	5,485	6,210
8	550	5,485	6,035
9	425	5,485	5,910
10	325	5,485	5,810
Balance Yrs 11-41	1,250	164,550	165,800
TOTAL	**$ 16,750.00**	**$ 219,400.00**	**$ 236,150.00**





Notes:

This Schedule is based on a Construction Cost of **$241,000** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**

REDLINE® Quantity Surveyors PTY LTD

EXPRESSION OF INTEREST

Buyer 1: **(full name as appears on Identification):**			
Buyer 2: **(full name as appears on Identification):**			
Address:			
Phone:		(w)	
		(m)	
Email:			
Property Address:			
Land Price:		**House Price:**	
Total Price:			
Land Deposit:			
Contract Terms:			
Solicitor's Name:			
Solicitor's Address:			
Solicitor's Phone:			
Solicitor's Email:			
Contract Instructions:			

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The reader accepts this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than the writer and may be based on assumptions. In passing this information on, the writer does not warrant that such information or assumptions are accurate or correct.

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All numerical values are approximate only.

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