# PROPERTY DEAL ALERTS

GOLD COAST BUYERS

## THE WATERFRONT RENOVATION TEST

- THE NUMBERS THAT COULD MAKE IT WORK
- THE COSTS THAT COULD KILL IT
- A WORKED BUYING CEILING

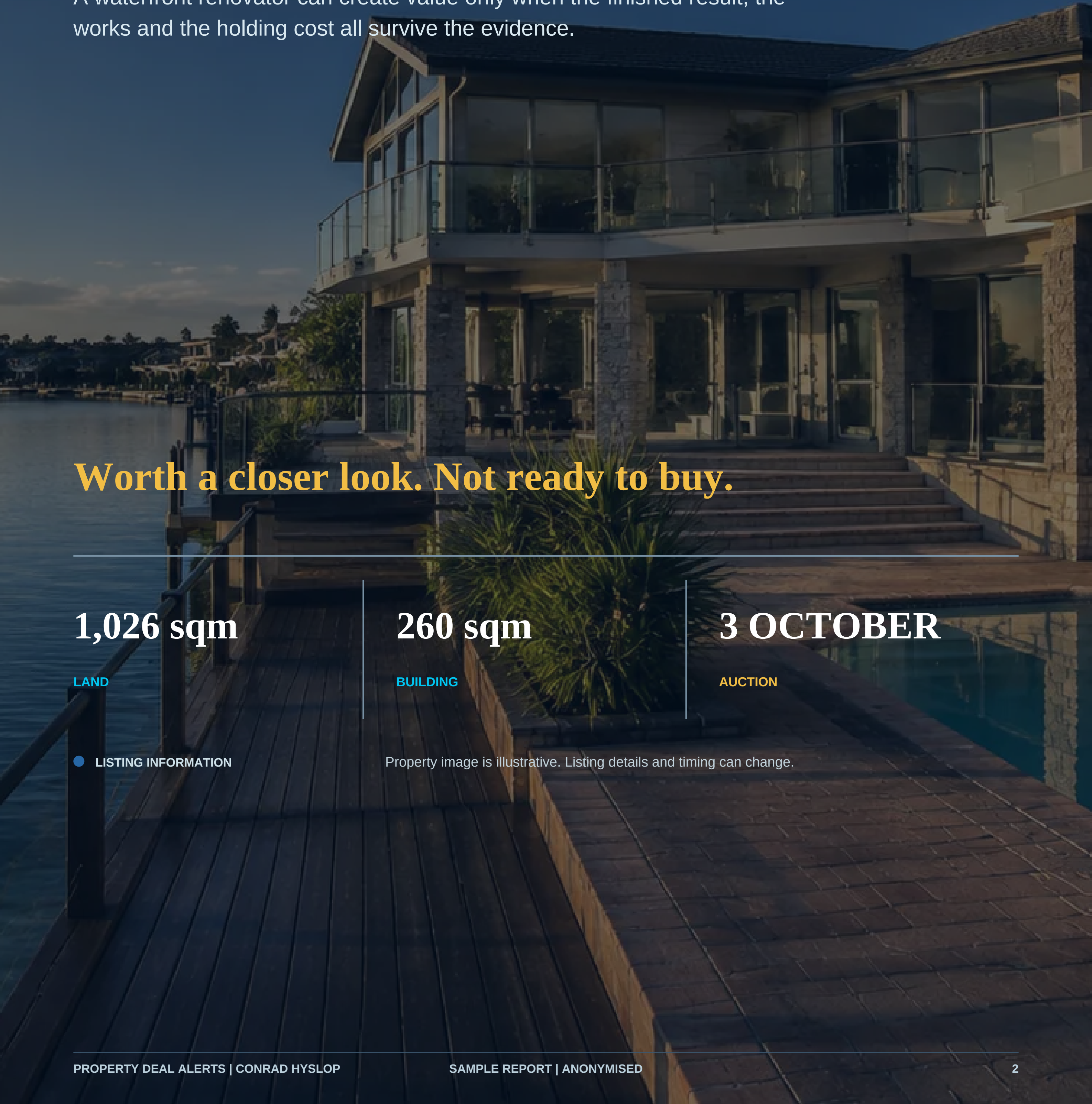
- HOW TO UNLOCK THE LIVE ADDRESS & FULL EVIDENCE

SAMPLE REPORT

THE 60-SECOND OPPORTUNITY READ

# This is not a cheap house. The question is whether the gap is worth buying.

A waterfront renovator can create value only when the finished result, the works and the holding cost all survive the evidence.



## Worth a closer look. Not ready to buy.

| 1,026 sqm | 260 sqm | 3 OCTOBER |
|---|---|---|
| LAND | BUILDING | AUCTION |

LISTING INFORMATION

Property image is illustrative. Listing details and timing can change.

THE LIVE DECISION

# The address is not the prize. The number behind it is.

The public sample proves how the decision is built. The current report connects the method to the live property before price pressure takes over.

## Open the live report to see:

- the exact property and live listing
- which comparable sales genuinely support it
- the current buying range and what can move it
- the first deal-killers to check before spending more

**SHOW ME THE LIVE PROPERTY AND THE NUMBER**

No payment is taken. Current status and fit are checked before live details are supplied.

SELECTION LOGIC

# Buy the gap. Not the dream.

A large waterfront site, an older finish and a premium end market can create a gap. The gap matters only if the cost to close it is smaller than the value it creates.

MARKET EVIDENCE

# Three sales. Three different jobs.

The range only becomes useful when each sale is asked the right question.

| A$1.430m | A$1.905m | A$2.226m |
| --- | --- | --- |
| THE FLOOR | THE FINISH | THE CEILING |
| An older four-bedroom anchor. It tells us what the street has already absorbed. | A renovated result. It tests whether better presentation earns a real premium. | A superior waterfront result. It shows what this subject is not entitled to assume. |

## The useful conclusion

A$2.05m is not a promise. It is a midpoint to test, sitting between a proven renovated sale and a superior waterfront result. The current report has to prove why the subject belongs there.

CHECKED EVIDENCE

Sale prices and dates checked against named public records. Report updated 7 September 2026.

THREE-PATH SCREEN

# Renovate, rebuild or walk away?

A useful first report compares the realistic paths immediately. The exciting option does not win; the evidence-backed option does.

HOLD AND IMPROVE

## The lower-cost path protects options

FIRST NUMBERS

**A$1,150-A$1,500 pw advertised rent evidence**

● WORKING NUMBER - TEST IT

Same-street and renovated-waterfront asking rents frame a holding test. Approval, condition, vacancy, management, insurance and the buyer's loan still need to be priced.

CURRENT SCREEN

**KEEP IN PLAY if the real rent and holding cost preserve time to decide.**

RENOVATE

## The clearest value gap to test first

FIRST NUMBERS

**A$180k-A$300k works; A$1.90m-A$2.20m finished value**

● WORKING NUMBER - TEST IT

A$1.430m older anchor, A$1.905m renovated sale and A$2.226m superior waterfront sale create a useful first range. The subject still needs adjustment and a quoted scope.

CURRENT SCREEN

**WORTH MORE WORK while total cost stays below the evidence-led ceiling.**

KNOCKDOWN AND REBUILD

## The premium path does not yet earn its cost

FIRST NUMBERS

**300 sqm at A$7,500-A$9,100/sqm = A$2.25m-A$2.73m build only**

● WORKING NUMBER - TEST IT

Public luxury-build guidance plus A$2.48m and A$3.10m local finished-home sale anchors. Demolition, design, consultants, waterfront/site work, finance and selling costs sit on top.

CURRENT SCREEN

**SCREEN FAIL at an ordinary purchase price until a property-specific end value proves a safe gap.**

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## The next dollar should buy certainty: adjusted sales, a measured scope, real quotes and property-specific advice.

WORKED NUMBER

# A number with every subtraction visible.

This is a transparent example, not a bid, forecast or authorised buying number.

| | |
|---|---|
| POSSIBLE FINISHED VALUE | + A$2.05m |
| RENOVATION | - A$240k |
| BUY, HOLD AND SELL COSTS | - A$180k |
| 10% BUFFER | - A$205k |

BASE WORKED CEILING

## A$1.425m

WORKING NUMBER - TEST IT

The current report replaces assumptions with adjusted sales, scope, quotes, finance and property-specific checks.

SCENARIO RANGE

# Three ceilings. One job: expose what must be true.

The spread is not uncertainty hidden in fine print. It is the evidence still waiting to be earned.

| | DEFENSIVE | BASE | STRONG |
|---|---|---|---|
| | A$1.210m | A$1.425m | A$1.630m |
| FINISHED VALUE | A$1.900m | A$2.05m | A$2.20m |
| WORKS | A$300k | A$240k | A$180k |
| OTHER COSTS | A$200k | A$180k | A$170k |
| BUFFER | A$190k | A$205k | A$220k |
| | Works only if the auction price stays low enough to survive the weaker value and higher-cost case. | The most useful first-pass test - but it is still not an offer or authorised buying number. | Only credible if superior finished-value evidence and the lower works case are both proved. |

## If a deal only works in the strongest case, it is not yet a strong deal.

AUCTION DISCIPLINE

# The room can change the price. It cannot change the maths.

+ A$100k

HIGHER BID

- A$100k

LESS PROTECTION

Nothing about the property improved. Only the price changed.

01 Set the ceiling before bidding.

02 Name the evidence that can move it.

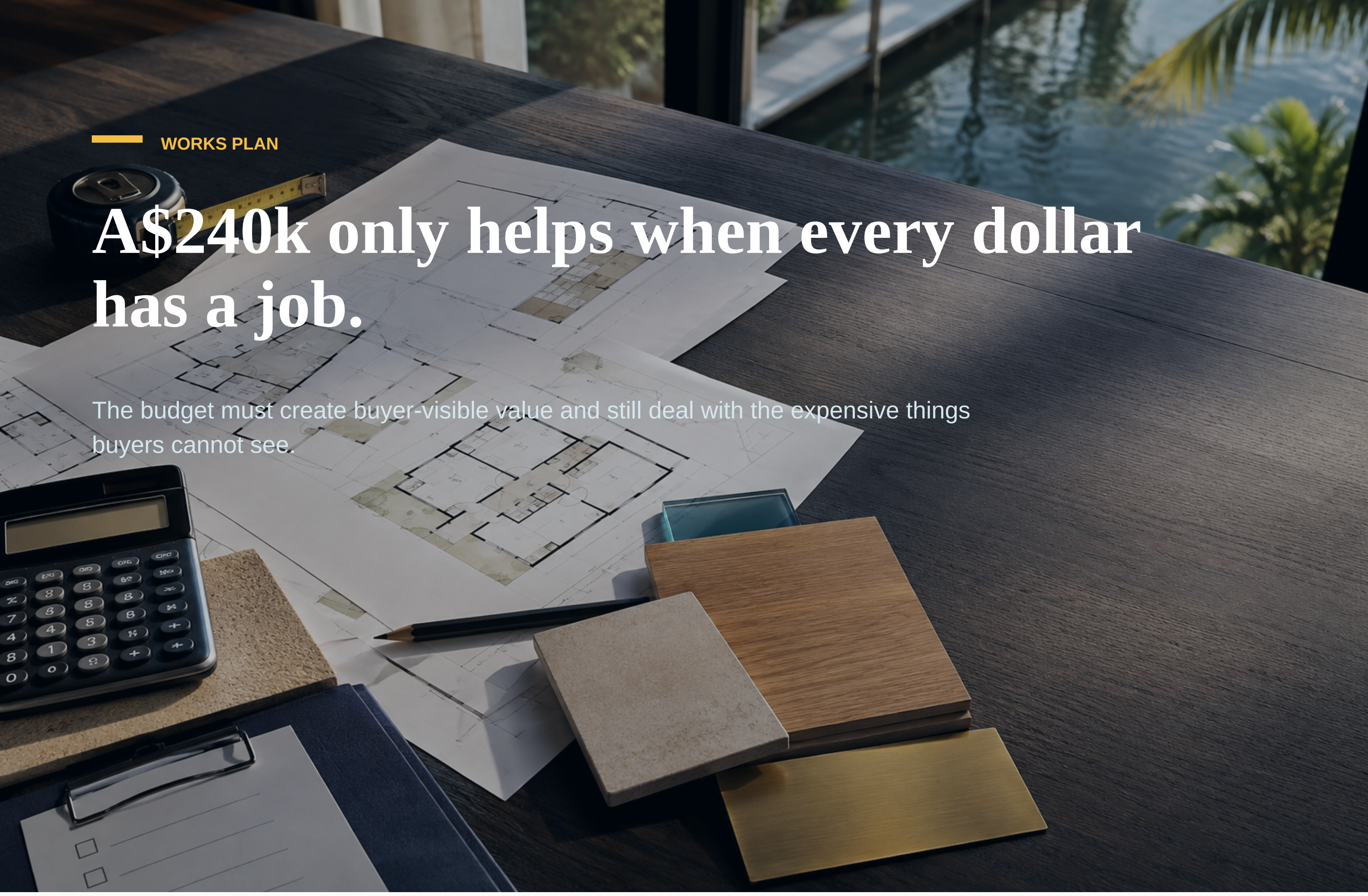
03 Walk away when the evidence does not.

WORKING NUMBER - TEST IT

WORKS PLAN

# A$240k only helps when every dollar has a job.

The budget must create buyer-visible value and still deal with the expensive things buyers cannot see.



DESIGN, APPROVALS AND PRE-CONSTRUCTION A$20k

KITCHEN A$45k

BATHROOMS A$35k

FLOORS, PAINT, LIGHTING AND ELECTRICAL A$40k

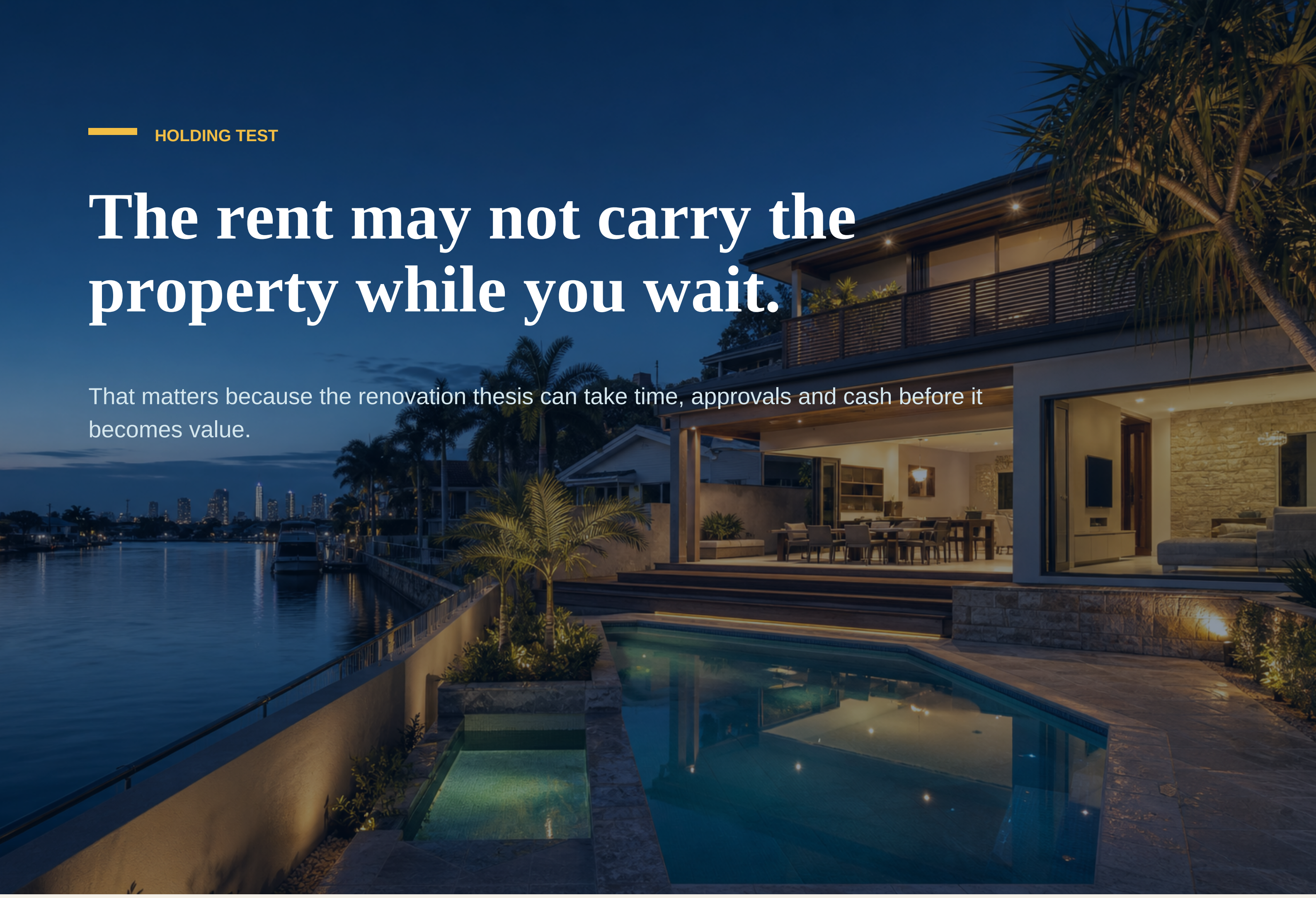
OUTDOOR, POOL AND WATERFRONT PRESENTATION A$40k

REPAIRS AND SERVICES A$35k

CONTINGENCY A$25k

THE DECISIVE QUESTION

**Which work creates the finished result - and which work simply makes the property safe and saleable?**



HOLDING TEST

# The rent may not carry the property while you wait.

That matters because the renovation thesis can take time, approvals and cash before it becomes value.

| A$1,150 pw | A$1,500 pw | A$1.140m |
| --- | --- | --- |
| SAME-STREET ASKING RENT | RENOVATED WATERFRONT | BASE LOAN |

## Illustrative weekly holding cost: A$1,609

Interest A$1,359 + normal costs A$250

**A$459 pw short**

AT A$1,150 RENT

**A$109 pw short**

AT A$1,500 RENT

WORKING NUMBER - TEST IT

Interest-only illustration before tax. It excludes principal repayments and must be rebuilt for the buyer's loan, ownership and works timing.

DOWNSIDE CASE

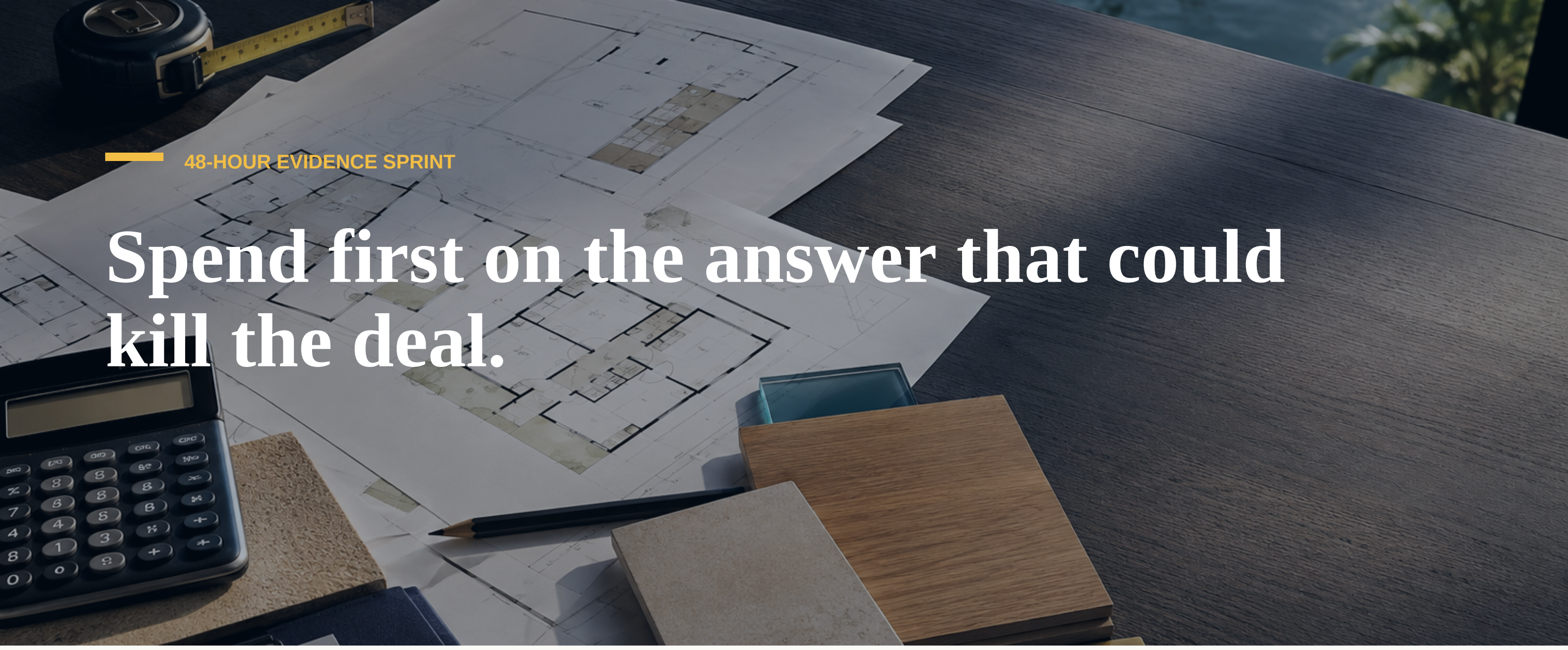
# The opportunity disappears when...

A useful report makes the exit conditions as obvious as the upside.

| | | |
|---|---|---|
| 01 | **Finished value is A$150k lower** | The buying ceiling falls A$150k |
| 02 | **Works rise by A$75k** | The buying ceiling falls A$75k |
| 03 | **Flood or insurance problem** | Could increase holding cost or stop the deal |
| 04 | **Pool, waterfront or hidden building work** | Could consume the contingency and more |

## Rejecting early can be the most profitable decision in the report.

ANSWER NEEDED BEFORE ACTING



48-HOUR EVIDENCE SPRINT

# Spend first on the answer that could kill the deal.

1

## Comparable-sale pack

Confirm condition, water aspect, floor area and sale terms for the three anchors

2

## Building and pest

Find structural, moisture, roof, pool and waterfront-edge costs before pricing

3

## Renovation scope

Price the exact work that creates the finished-value evidence

4

## Flood and insurance

Get the property-specific risk position and a real premium

5

## Contract and auction terms

Know the deposit, settlement, inclusions and conditions before bidding

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**Rule out the deal cheaply. Spend more only when it survives.**

THE LIVE OPPORTUNITY

# The sample stops here. The live decision starts with the property.

See whether the current opportunity still deserves your time before the campaign, price or evidence moves.

### THE PROPERTY

**Exact address, live listing, inspection timing and campaign status.**

### THE PROOF

**Adjusted sales, rent evidence, works, flood, insurance and contract checks.**

### THE NUMBER

**The current range, evidence that can move it and the walk-away conditions.**

## Do not click for a PDF. Click to see whether this property still stacks up.

**SHOW ME THE LIVE PROPERTY AND THE NUMBER**

No payment is taken. Live details are supplied after current status and fit are checked.

TEST YOUR ASSUMPTIONS

# Could this property pay you - or cost you each month?

Use your own price, rent, loan and normal costs. Then change one input and see what breaks.

**01** ENTER

**The price, rent, deposit, loan and normal costs.**

**02** STRESS TEST

**Change the rent, interest rate or costs.**

**03** SEE

**The weekly and monthly cash flow from your figures.**

## Separate jobs. Connected decision.

Deal Alerts explains why the property stood out. Empire Builder tests the property numbers. Buyer's Agency is separately appointed search, assessment and negotiation work.

**TEST A PROPERTY'S NUMBERS FREE**

FREE EMPIRE BUILDER PROPERTY CHECK

THE DECISION EDGE

# Know your number before the room gets emotional.

A good Deal Alert does not make every property look good. It makes the decision clearer, faster and harder to regret.

| | |
|---|---|
| PROCEED | **The evidence supports the finished-value range and real costs fit below the ceiling.** |
| HOLD | **The property still interests you, but one decision-changing input remains unresolved.** |
| REJECT | **The price, risk or hidden work removes the planned buffer.** |

## Want to see whether the live property still deserves a closer look?

**SHOW ME THE LIVE PROPERTY AND THE NUMBER**

Sources listed in this report were checked on their shown dates. Report updated 7 September 2026.