

Macro Location (City)

1	<p>Capital growth prospect – macro location (capital city, regional city) <i>How has the performance been over the long term? e.g. 10,20,30 years... the longer the better.</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
2	<p>Macro location – rental yield <i>What is the current yield for the city? A lower yield can = higher capital growth prospects.</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
3	<p>Macro location – residential vacancy rate <i>What is the current vacancy rate for the city?</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
4	<p>Macro Location – population size <i>How does this location rate in terms of the most populated locations in the country? Melbourne and Sydney prime, other capital cities or major regional centres secondary. The capital cities of the states and territories sit inside the top 20 most populous locations in the country. Google top populations in Australia.</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
5	<p>Macro location – population change <i>This is positive if growing above the state and country average.</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
6	<p>Average weekly income – macro location <i>How does it sit relative to other greater-cities and across Australia?</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
7	<p>Macro location – average days on market <i>What is the average days on market for the macro location, and how does that compare to comparable macro locations?</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
8	<p>Macro location – average discount on asking price <i>What is the average discount on asking price for the macro city location, and how does that compare to comparable macro city locations?</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
9	<p>Macro location – reliance on limited industries and broad employment opportunities <i>Does the location rely on broad employment opportunities or a limited number of industries?</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>
10	<p>Macro location – infrastructure projects <i>Are there any large projects in the macro location, that would influence people to or away from the location? Is the suburb relatively established and therefore new infrastructure will only add to its value? This is a positive. Is infrastructure being put in place because there is a high availability of land and the infrastructure of the area is currently poor? This is a negative.</i></p> <p>Rating: <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Above Average</p>