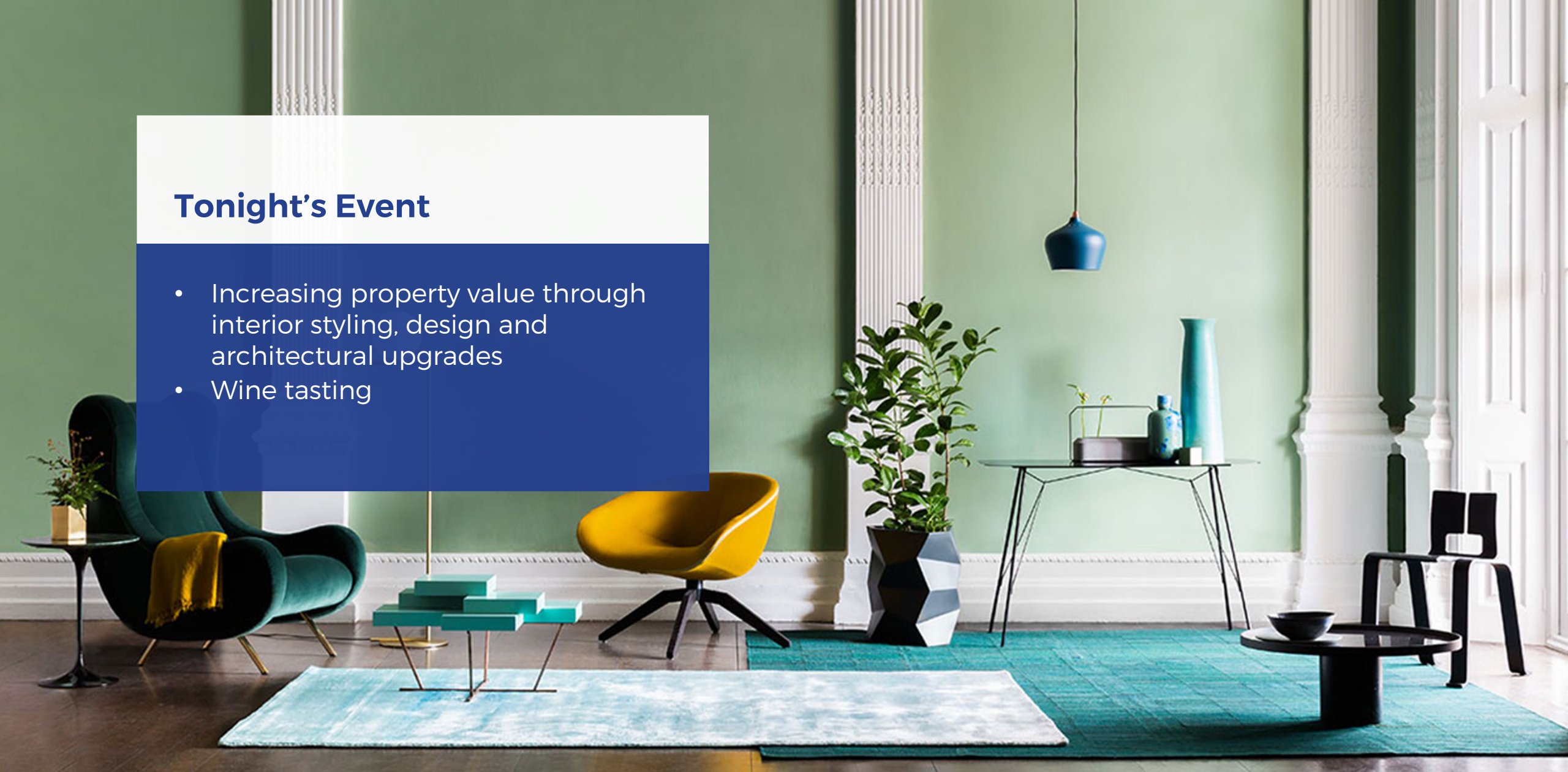


sydney*1*links

Tonight's Event

- Increasing property value through interior styling, design and architectural upgrades
- Wine tasting



Tonight's Presenters



Sarah Roach

Entrance Hall



Robert Harwood

Director of
Harwood Architects



Karen Macalister-Hohnen

Wine Educator, DipWSET

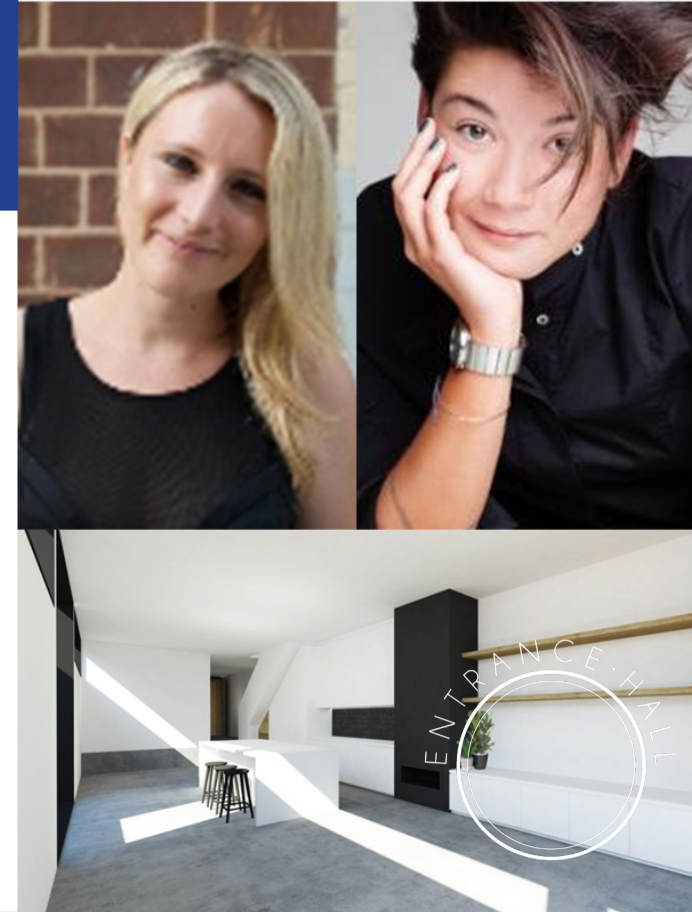
Sarah Roach & Addy Hooper

Entrance Hall

Entrance hall was established in 2012 by Sarah Roach. We specialise in architectural design, interior design and styling for both residential and commercial spaces. What we offer:

- Architectural design services.
- Interior design services.
- Furniture styling services.

www.entrancehall.com.au



Robert Harwood

Director of Harwood Architects

Fundamental to our architect's role in a project is to establish a vision that provides the building's design thread from urban scale to interior detail. Our work often presents a strong geometric form as an appropriate but striking response to its context. Whether within a city block or suburban street, on the water's edge, set in a rural landscape or a mountain resort, we create a design vision with a structure or clear logical function, practicality and ease of use that intrinsically delivers an architectural experience.

Harwood Architects draw on history, nature and art with an expertise and knowledge in appropriate materials and an eye for light and space. We visualise the potential, sketch, draw and model every floor plan, section, and detail, manage the bureaucratic red tape, and oversee construction and deliver you architecture.

www.harwoodarchitects.com



Karen Macalister-Hohnen

Wine Educator, DipWSET

With 30+ years wine industry experience in wholesaling, hospitality, education and retailing, Karen is an active member of the Australian wine industry as a retailer, wine educator, author and commentator.

Drawing upon her Australian and international wine qualifications and judging experience at Associate level for many regional and national wine shows, Karen works with Sydney's largest independent premium wine warehouse - WineSquare - managing spectacular events and infotaining wine education.

Karen is 2012 Wine & Spirit Education Trust, UK (WSET) Diploma graduate and is a NSW finalist of the Vin deChampagne Award 2012. She also holds an Australian National Certificate IV in Training and Assessment and is a certified WSET (UK) Educator.



Increasing Property Value

The Results Speak for Themselves

By increasing rental value with specific structural and cosmetic changes, you increase the property value through either valuation or sales. Such changes can be made with interior styling, interior design or architectural changes.



Calculating Property Value

How Bank Lenders Calculate Increased Property Value for Financing

Original rental price (Weekly rent)	\$400
New rental price after value added	\$600
Increased difference (Weekly)	<hr/> \$200
Multiplied by 52 (Weeks in 1 year)	\$10,400
Applied Lending Rate (7.25%)	<hr/> \$143,448.27

**205/145 Victoria St,
Potts Point**

Before
\$400pw



After
\$600pw



**605/145 Victoria St,
Potts Point**

Before
\$500pw



After
\$650pw



**605/145 Victoria St,
Potts Point**

Before
\$500pw



After
\$650pw



**32/90-92 Elizabeth Bay Rd,
Elizabeth Bay**

Before
\$510pw



After
\$675pw



**32/90-92 Elizabeth Bay Rd,
Elizabeth Bay**

Before
\$510pw



After
\$675pw

