



Compliance

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<http://asic.gov.au/about-asic/media-centre/find-a-media-release/2015-releases/15-192mr-asic-releases-guidance-on-smsf-advice/>

JV Partner Acknowledgment

- As a joint venture partner, we would like you to acknowledge the fact and be aware that this is an illiquid investment as such. It requires a sale of the property to liquidate your capital and funds to be returned.
- The second area to always consider is that we are in the hands of the market and we have no control of the market.
- Remember always, that the market is right, even when we think it's wrong.
- We have done our best endeavors to purchase this property in a considered manner and we believe there is good value in the property. However, like all things, it depends on how others perceive this and how we realise the profit.
- Without making this a completely negative statement, you are aware of course, that builders can become insolvent, and that contract prices can increase. It should be acknowledged that lenders can change their lending criteria so there are a lot of factors which can adversely affect this transaction, not only making it unprofitable, but your capital is also affected by this.
- There is also consideration for the Council for Development Approval. There are also a number of different Government departments involved as well.
- So, overall, take into consideration that this is not going in to a retail store and buying a product. We are actually creating the whole process. With all things, there are no guarantees and there are always risks.
- The normal words are, "Investor Beware," "Go into this with a very open mind," and "Seek independent advice with respect to this transaction." "We would like you to acknowledge this."

Praedium - Joint Venture Transactions

19.10.16

No.	Address	Status	Projected or Actual Project Value	Total Projected or Actual Interest & Profit	JV Partner Share Projected or Actual Interest & Profit	Praedium Projected or Actual Interest & Profit
House & Land Packages						
1	8 Banksia Lane, Tweed West	Transaction Complete	\$ 399,500	\$ 23,818	\$ 7,651	\$ 16,167
2	5 Honeysuckle Street, Tweed West	Transaction Complete	\$ 419,500	\$ 30,713	\$ 11,528	\$ 19,186
3	7 Gold Leaf Crescent, Murwillumbah	Transaction Complete	\$ 385,000	\$ 45,000	\$ 3,933	\$ 41,067
4	Lot 456 Terranora Village, Terranora	Sold - Under Construction - DA & BA	\$ 552,850	\$ 76,326	\$ 42,830	\$ 33,496
5	Lot 458 Terranora Village, Terranora	Transaction Complete	\$ 485,000	\$ 35,342	\$ 11,803	\$ 23,539
6	Lot 463 Terranora Village, Terranora	Transaction Complete	\$ 495,000	\$ 57,720	\$ 16,147	\$ 41,573
7	Lot 464 Terranora Village, Terranora	Package For Sale	\$ 562,850	\$ 64,082	\$ 53,031	\$ 11,051
8	Lot 451 Terranora Village, Terranora	Sold - Under Construction - DA & BA	\$ 562,850	\$ 87,593	\$ 48,708	\$ 38,885
9	Lot 21 Piggabeen Rd, Tweed West	Transaction Complete	\$ 524,500	\$ 54,183	\$ 18,722	\$ 35,461
10	Lot 5 Whispering Palms, Banora Point	Sold - Under Construction - DA & BA	\$ 598,850	\$ 52,361	\$ 45,000	\$ 7,361
11	Lot 8 Whispering Palms, Banora Point	Package For Sale - Redesign & Tender	\$ 618,000	\$ 60,817	\$ 20,070	\$ 40,747
12	Lot 2 Memorial Avenue, Pomona	Under Contract - Subject To Finance	\$ 554,850	\$ 105,243	\$ 50,241	\$ 55,002
13	Lot 3 Memorial Avenue, Pomona	Transaction Complete	\$ 466,700	\$ 57,742	\$ 26,207	\$ 31,535
14	Lot 4 Memorial Avenue, Pomona	Sold - Under Construction - Frame	\$ 466,700	\$ 57,364	\$ 25,937	\$ 31,427
15	Lot 5 Memorial Avenue, Pomona	Sold - Under Construction - Frame	\$ 466,700	\$ 55,548	\$ 24,775	\$ 30,773
16	23 Smith Street, North Ipswich	Sold - Under Construction - Final Stage	\$ 399,950	\$ 35,694	\$ 12,468	\$ 23,226
17	30 Willow Road West, Redbank Plains	Package For Sale	\$ 441,850	\$ 34,208	\$ 11,289	\$ 22,919
18	38 Wilkie Avenue, Redbank Plains	Package For Sale	\$ 441,850	\$ 34,208	\$ 11,289	\$ 22,919
19	2 Victoria Street, Cooran	Under Contract - Subject To Finance	\$ 485,000	\$ 49,001	\$ 16,170	\$ 32,831
20	34 Bergin Street, Booval	Package For Sale	\$ 461,850	\$ 28,027	\$ 9,249	\$ 18,778
21	8 Shawfield Street, Willowbank	Package For Sale	\$ 424,850	\$ 40,785	\$ 13,459	\$ 27,326
22	Lot 82, # 83 Mathew Street, Rosewood	Package For Sale	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
23	Lot 83, # 83A Mathew Street, Rosewood	Contract signing 25th October - Subject To Finance	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
24	Lot 84, # 83B Mathew Street, Rosewood	Under Contract - Subject To Finance	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
25	8 Cerreto Cct, Wollongbar	Under Contract - Subject To Finance	\$ 528,000	\$ 46,286	\$ 15,274	\$ 31,012
26	Lot 64, # 13 Perrys Crescent, Rosewood	Package For Sale	\$ 391,850	\$ 49,198	\$ 16,235	\$ 32,963
27	Lot 69, # 16 Perrys Crescent, Rosewood	Under Contract - Subject To Finance	\$ 387,850	\$ 17,020	\$ 10,157	\$ 6,863
28	Lot 20 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 396,000	\$ 39,000	\$ -	\$ 39,000
29	Lot 25 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 399,000	\$ 37,000	\$ -	\$ 37,000
30	Lot 27 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 396,000	\$ 43,000	\$ -	\$ 43,000
31	12 x lots 'Kilarney Park' Wollongbar	Acquisition & Design	\$ 6,240,000	\$ 480,000	\$ -	\$ 480,000
32	Lot 10 Coorwood Drive, Cooroy	Package For Sale	\$ 535,000	\$ 30,000	\$ -	\$ 30,000
33	Lot 91 Trinity Drive, Goonellabah	Sale Agreed - Contract To Be Signed	\$ 585,000	\$ 70,000	\$ -	\$ 70,000
34	57 Talganda Terrace, Murwillumbah	Package For Sale	\$ 536,850	\$ 50,000	\$ 16,500	\$ 33,500
35	Lot 11 'Kilarney Park Estate'	Sale Negotiated - Contract To Be Signed	\$ 506,850	\$ 37,200	\$ -	\$ 37,200
36	11 Grevillea Place, Casino	Under Contract - Subject To Finance	\$ 416,600	\$ 64,090	\$ -	\$ 64,090
37	Lot 2 16 The Strand, Nerang	Under Contract - Subject To Finance	\$ 549,850	\$ 34,850	\$ -	\$ 34,850
38	Lot 453 Terranora Village, Terranora	Sold - Settlement Due End of October	\$ 1,064,700	\$ 304,883	\$ 119,930	\$ 184,953
39	Lot 445 Terranora Village, Terranora	For Sale	\$ 1,079,700	\$ 251,833	\$ 83,105	\$ 168,728
40	4 Kallee Place, Goonellabah	Construction Tender Process	\$ 1,556,000	\$ 461,596	\$ 187,836	\$ 273,760
41	42 Toongahra Circuit, Goonellabah	Development Application In Progress	\$ 1,069,700	\$ 202,505	\$ 69,852	\$ 132,653
42	Lot 7/37 Snowgum Drive, Bilambil	Development Approved - Engineering	\$ 1,230,000	\$ 170,748	\$ 56,347	\$ 114,401
43	Tubber Street, Beaudesert	Development Application - In Progress	\$ 840,000	\$ 111,955	\$ 36,945	\$ 75,010
44	55-63 Holt Street, Brassall	Development Approved - Pre-construction	\$ 3,600,000	\$ 441,954	\$ 145,845	\$ 296,109
45	87 Holmview Road, Holmview	Development Application - In Progress	\$ 7,280,000	\$ 889,772	\$ 293,625	\$ 596,147
46	33a Brunxner Crescent, Goonellabah	Development Application - In Progress	\$ 1,120,000	\$ 263,298	\$ -	\$ 263,298
47	43 Price Street, Nambour	Transaction Complete	\$ 184,000	\$ 25,724	\$ 24,084	\$ 1,641
Totals			\$ 42,267,700	\$ 5,261,939	\$ 1,556,241	\$ 3,705,699

Note: All figures shown are GST exclusive

\$42.2M

Approx.

Projects Value

\$5.2M

Approx.

Interest & Profit

\$1.5M

Approx.

JV Partner Share

\$3.7M

Approx.

Praedium Share

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Illustration is a representation only and may depict features, finishes etc not included in your particular package.

Tweed Heads

Lot 1 Piggabeen Road,
Tweed Heads West, NSW 2485

4 2 2

- Stone kitchen benchtops
- Single storey facebrick home with rendered facade and feature cladding
- Short stroll to local river side parklands
- 8km drive to stunning beaches
- Close to local schools, shops & services
- Convenient access to M1 & Gold Coast Airport, both approx. 5 mins drive away

Total Floor Area 184.69m²

Land Area 859m²



Illustration is a representation only and may depict features, finishes etc not included in your particular package.

For Sale
\$519,000

Disclaimer: This image is for illustrative purposes only and does not form part of the New Home Contract. Some items are not included in the price of the home, please refer to facade drawings for detailed inclusions. Subject to planning permit and subdivision requirements.

Projected Statement of Cashflow		Financial Projections	Capital Projections	
	21 Piggabeen Road - 28.1.14	519,000.00		
	Land Purchase Price	- 190,000.00		
Purchase	Stamps	- 4,160.00		
	Legals on acquisition	- 1,800.00		
Holding	Rates, Utilities, Mowing	- 2,000.00		
	Capital required for house plan design and approval		\$ 10,000	
	Total Costs	- 197,960.00	\$200,000	
	Total Capital Required		\$ 210,000	
Sale	Land Sale Revenue	260,000.00		
	Land Purchase and Holding	- 197,960.00		
	Legals on sale	- 1,500.00		
	Marketing Sales Fee	- 46,000.00		
	Project Management Fee	- 10,250.00		
	Cash position after land onsale	4,290.00		
	Construction Sale Revenue	259,000.00		
	Construction price	190,000.00		
	Construction estimated profit	69,000.00		
	Estimated Profit before GST, Interest & Tax	73,290.00		
	Estimated Interest after 6 months	- 10,500		
	Estimated GST	- 7,053		
	Estimated Profit before Income Tax	50,670.25		
Disclaimer: The above figures are projected estimations only and do not provide any part or form of any agreement.				
The party presenting these figures will not be bound by their contents in any way whatsoever.				
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Tweed Heads

Lot 1 Piggabeen Road,
Tweed Heads West, NSW 2485

 4
  2
  2

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Total Floor Area 184.69m²

Land Area 859m²

\$524,500

SOLD

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21 PIGGABEEN TRUST

Statement of Financial Performance

For the year ended 30 June 2015

	2015 \$	2014 \$
Income		
Sale of property	258,182	-
Commission	52,500	-
Interest income	326	-
Total income	<u>311,008</u>	<u>0</u>
Cost of Sale		
Land	190,000	-
Accounting fees	1,500	-
Legal fees & stamp duties	10,290	-
Project management fees	9,318	-
Marketing	44,546	-
Construction cost	440	-
Admin fees & other expenses	375	-
Interest	9,857	-
Total Cost of Sale	<u>266,326</u>	<u>0</u>
Gross profit	<u>44,682</u>	<u>0</u>



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Option To Purchase Package after 6 Months			
	21 Piggabeen Road - 28.1.14		519,000.00
	Land Sale Price		260,000.00
	Construction Sale Price		259,000.00
	Total		519,000.00
Discount			
	Marketing & construction sales fee	-	46,000.00
	Approximate interest after 6 months	-	10,500.00
	Estimated approximate profit share of the project	-	10,134.05
	Approximated Total Saving	-	66,634.05
	Wholesale price minus estimated interest and profit share		452,365.95
	Option to purchase the property at \$390,500 with an 80% debt facility		
	Deposit at 20% of price		90,473.19
	Mortgage at 80% of price		361,892.76
	Interest at 6% pa on \$366,109.29		21,713.57
	Weekly interest only payment		417.57
	Rental income at \$490 per week minus interest		72.43
	Agency management fees approximate weekly	-	44.00
	Council rates and water fees approximate weekly	-	60.00
	Weekly cashflow approximation	-	31.57
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Estimated Deal Outcome - 1 transaction with capital in 12 Months

	Capital required for the land and holding for 12 months	\$ 200,000	
	Capital required to design house plans and approval for construction	\$ 10,000	
	Total capital required	\$210,000	
	Interest on money at 10%pa after 12 months		\$21,000
	Estimated profit after interest	40,170.25	
	Profit Share at 20%		\$8,034
	Total estimated interest and profit share to capital partner		\$29,034
	Estimated return on investment		13.83%

Estimated Deal Outcome - 2 transactions with capital in 12 Months

	Interest for 12 months on capital		\$21,000
	Estimated profit share deal 1		\$10,134
	Estimated profit share deal 2		\$10,134
	Total estimated earnings on the capital		\$41,268
	Estimated return on investment		19.65%

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12 Acquisitions

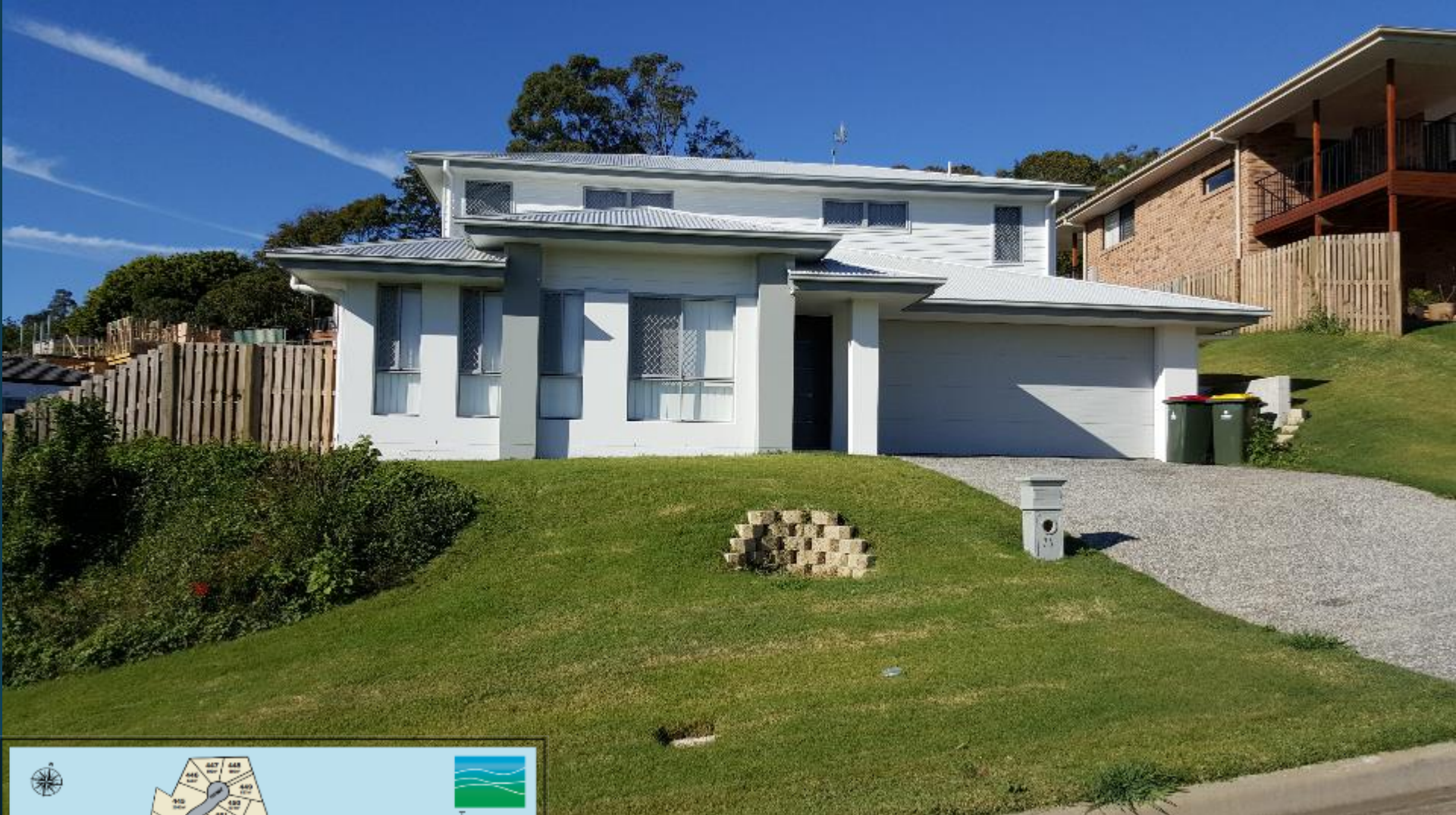


Terranora
Village
ESTATE











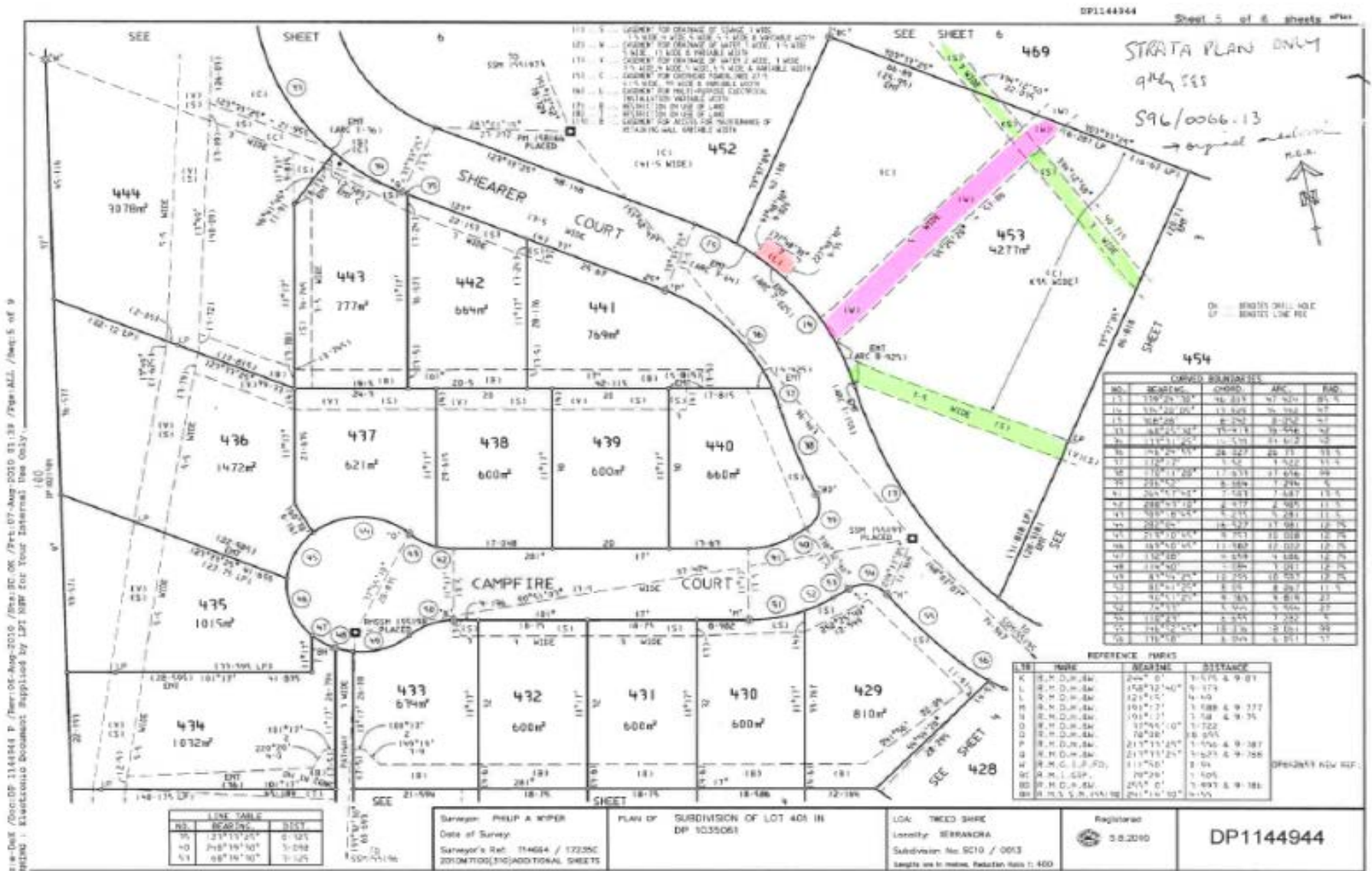


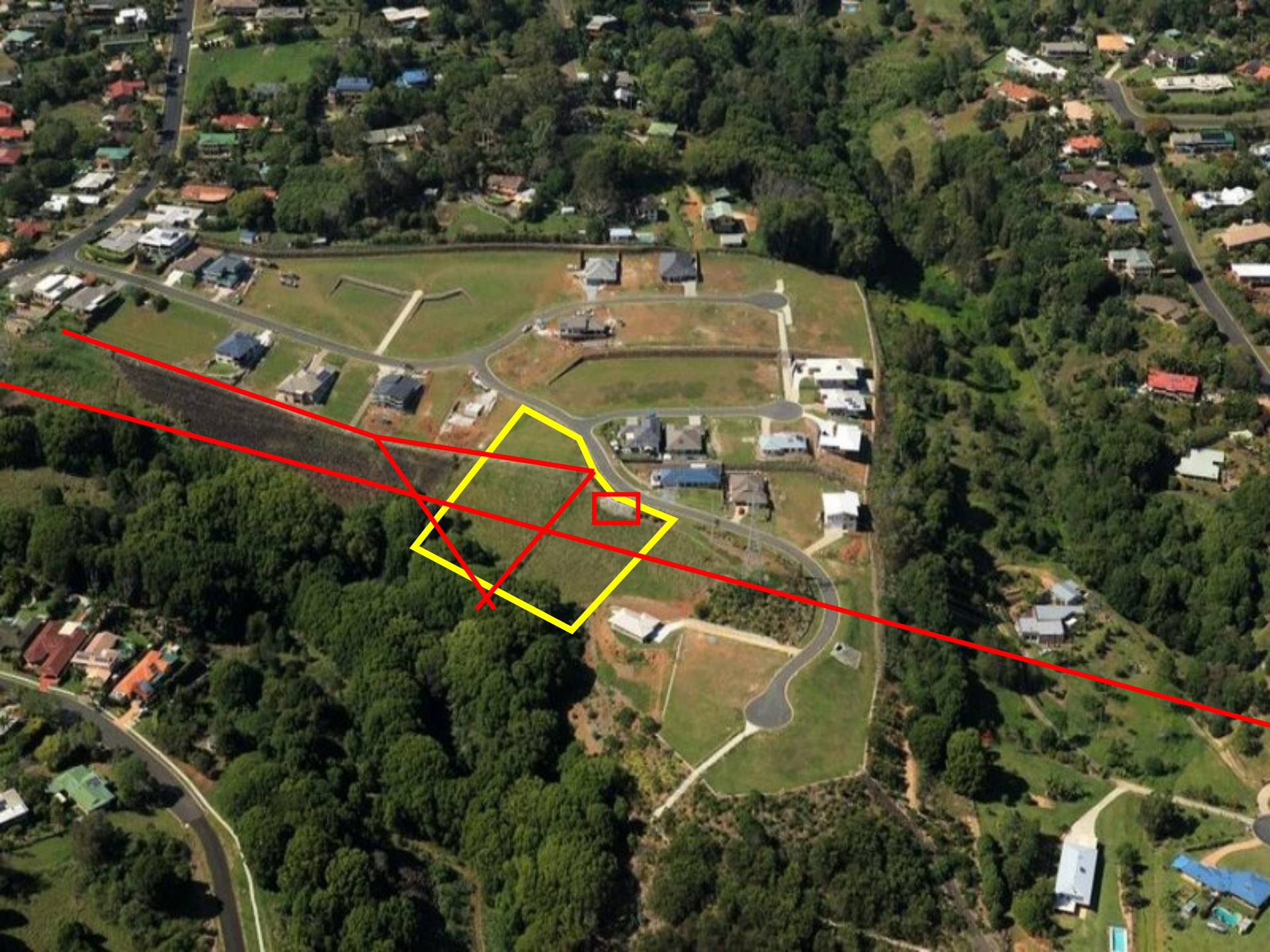
Terranora
Village
ESTATE





Deposited Plan – Lot 453







Covenant “Brief” – Lot 453



TERRANORA VILLAGE BUILDING COVENANTS ON TITLE

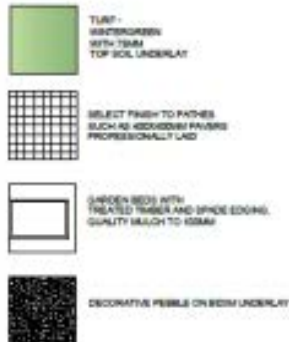
1. No Lot burdened shall be further subdivided with the exception of Lots 404 and 412 which may be subdivided by way of a strata plan creating 2 lots if permitted by Tweed Shire Council.
2. No building shall be constructed upon a Lot burdened unless it is used solely for the purpose of a single private dwelling house, with the exception of Lots 404 and 412 upon which may be constructed 2 dwellings if permitted by Tweed Shire Council.
3. No building shall be constructed upon a Lot burdened unless it has an overall floor area of no less than 180m² excluding the garage. In the case of a building containing 2 dwellings constructed on Lots 404 or 412 each such dwelling must have an overall floor area of 110 m² including the garage.
4. No building shall be constructed upon a Lot burdened so as to have a single garage only.
5. No building which has previously been constructed elsewhere shall be constructed upon a lot burdened.
6. All buildings constructed upon a lot burdened shall be constructed of new materials.
7. No garage or outbuilding shall be constructed upon a lot burdened except until after or concurrently with the construction thereon of a building comprising a dwelling house.
8. No roof of any building constructed on a lot burdened shall comprise any material other than a non-reflective blended colour tile or non-reflective colour impregnated metal.
9. No building shall be constructed upon a lot burdened with external walls constructed of materials other than brick, stone, concrete, glass, aluminium, timber or fibro or any other combination of the same provided that fibro, aluminium or timber shall not be used in external walls except as in-fill panels or gable in-fills in combination with the aforementioned materials and provided further that the proportion of fibro, aluminium or timber so used in relation to the total external wall area shall not exceed 30%.







LEGEND



KEY SPECIFICATIONS

All dimensions to be checked on site. Lenders/contractor to have current insurance, appropriate qualifications and evidence of services are located prior to starting project. Contractors must be familiar with and abide by all relevant Australian building standards and local council regulations.

CONCLUSION

Ensure all areas are adequately drained. Gutters must fall away from buildings and ponding and be directed into gully pits. Landscaper to build & access and improve drainage where necessary including locating & installing the pits and connecting to stormwater. Discharge to tanks with permeable to stormwater connection point T&C. All service pits to be framed at ground level & not ponding.

APPLICATION



SITE PLAN

1:200

SHEARER COURT

Delwey & crossover to Tweed Shire
Specifications

	Common Name	Scheduled Size
na	Ivory Curl Tree	45L
	Gymea Lily	300mm
di	Eumundi Quandong	25L
	Grevillea yellow	20L
es	Brush Box	45L
	Mat Rush	140mm
	Narabay Foxtail grass	140mm
	Brush Cherry	200mm
	Lillypilly	200mm
	Dwarf Native Rosemary	200mm

ARMED & DANGEROUS

LANDSCAPE PLAN



ONG Pte Ltd

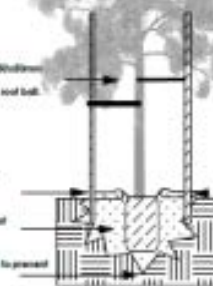
SHEET 1/1

DATE	04.11.2013
JOB NUMBER	000044
SCALE	1:200 @A3
LANDSCAPE PLANRY	TGP

[http://www.fishbase.org](#)

DISCLAIMER:
INFORMATION IN THIS PLAN IS TO BE USED
AS A GUIDE ONLY. ALL MEASUREMENTS
TO BE PROVIDED ON SITE AND ASSURED
BY THE MEASUREMENT LABORATORY CONTRACTOR
TO DETERMINE FINAL QUANTITIES & MEASUREMENTS
FOR MATERIALS OR NEED FOR AN EXPANSION
SPECIFICATION BEFORE COMMITMENT OF PROJECT.

Prohibit the ground
to hardwood stakes, 240x50x10mm
stakes.
Stakes must not penetrate roof ball.



Min. 15mm depth match
clear of burk
to prevent rot.

soil improved with compost
and fertilizer as per
product specifications.

Measured and its losses of time
without getting to work.

Margin Before Interest
Less Borrowing Interest

179,012
42,418

Profit Margin

136,595

Total Development Cost
Internal Rate of Return
Margin on Development Cost

675,345
26.37%
20.23%

GST collected in Income
GST Input Tax Credits

68,000
46,275

PROPERTY DEVELOPMENT FEASIBILITY STUDY				
Development:	lot 453 Terranora Village			page 1
Description:	Duplex Construction			09:21
Location:	Terranora NSW			Oct 17
Capital City:	Sydney			2014
Prepared By:	Cade		File: lot 453 Terranora Village	
Feastudy 7.0 was used to prepare this feasibility study. Licensed to SKM Developments Pty Ltd				
Itemised Profit & Loss (Inclusive of GST) - Margin Scheme				
Amounts are in \$'s				
Income:				
Development Sales				
Sell-On Income Unit 1	439,000			
Sell-On Income Unit 2	439,000	878,000		
Rental Items			0	
Lending Interest			0	
Other Income Items				
Office State Revenue balance grant	1,940		1,940	
Less: GST Collected in Income			-68,000	811,940
Less Development Costs:				
Land Purchase Price			130,000	
Stamp Duty on Transfer			0	
Stamp Duty on First Mortgage			0	
Finance Establishment Fee			0	
Conveyancing Fees (Purchase)			2,000	
Consultant Items				
Town Planner part 1	1,859			
Design Architect	6,684			
Fire Engineer part 1	3,851			
Steve Mutton Site Aquisition Fee	5,500			
Town Planner part 2 DA Lodgement	1,968			
Fire Engineer part 2	220			
Block Slashing	404			
Town Planner final payment	1,650			
Project Manager	20,500		42,636	
Construction Items				
Construction Cost Item 1	351,989		351,989	
Leasing Fees				0
Rates and Taxes Items				
Council Rates	2,943			
Water & Sewer	2,360			
Land Tax	3,813		9,116	
Selling Fees				77,000
Conveyancing Fees (Sale)				3,000
Other Costs Items				
Section 94 Fees	31,062			
Public Liability Insurance	300			
Building Insurance	500			
Surveying Fees and Body Corp set up	8,000			
Unforseen Legal Expenses	3,000			
on-going lawn mowing	3,000		45,862	
Contingency Amount			17,599	
Less: GST Input Tax Credits			-46,275	632,928
Margin Before Interest				179,012
Less Borrowing Interest				42,418
Profit Margin				136,595

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Terranora

8 Shearer Court,
Terranora NSW



- Stone kitchen benchtops
- Facebrick with feature render to facade
- Open plan kitchen, dining and living
- Undercover alfresco off living space
- Close to Public Transport and Schools
- Located just 15 minutes from the beautiful Gold Coast beaches



Total Floor Area 173.00m²

\$534,850

For Sale

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PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	lot 453 Terranora Village	page 1
Description:	Duplex Construction	10:08
Location:	Terranora NSW	Aug 26
Capital City:	Sydney	2016
Prepared By:	Cade	File: Terranora Village Lot 453 Duplex

Feastudy 7.0 was used to prepare this feasibility study.

Licensed to Praedium Partnership Management Pty Ltd

Categorised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:	Development Sales	1,064,700	
	Rental	15,080	
	Other	1,940	
	Less: GST Collected in Income	-84,973	996,747

Less Development Costs:

Land Purchase Price	130,000	
Conveyancing Fees (Purchase)	2,000	
Consultants Fees	52,507	
Construction	374,588	
Rates and Taxes	15,957	
Selling Fees	110,000	
Conveyancing Fees (Sale)	3,000	
Other	51,357	
Contingency Amount	3,746	
Less: GST Input Tax Credits	-51,291	691,864

Margin Before Interest

Less Borrowing Interest	304,883	73,692
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Profit Margin	231,191
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Total Development Cost	765,556
Internal Rate of Return	20.15%
Margin on Development Cost	30.20%

GST collected in Income	84,973
GST Input Tax Credits	51,291

Peak Level of Debt :	651,100	(Occurs on Jun 2016)
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Margin Before Interest

\$304,883

Joint Venture Partners

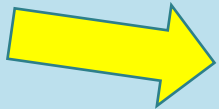
\$119,930

Praedium

\$184,952

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Special Situation # 2 – Lot 445



Terranora
Village
ESTATE



Lot 445 Terranora Village



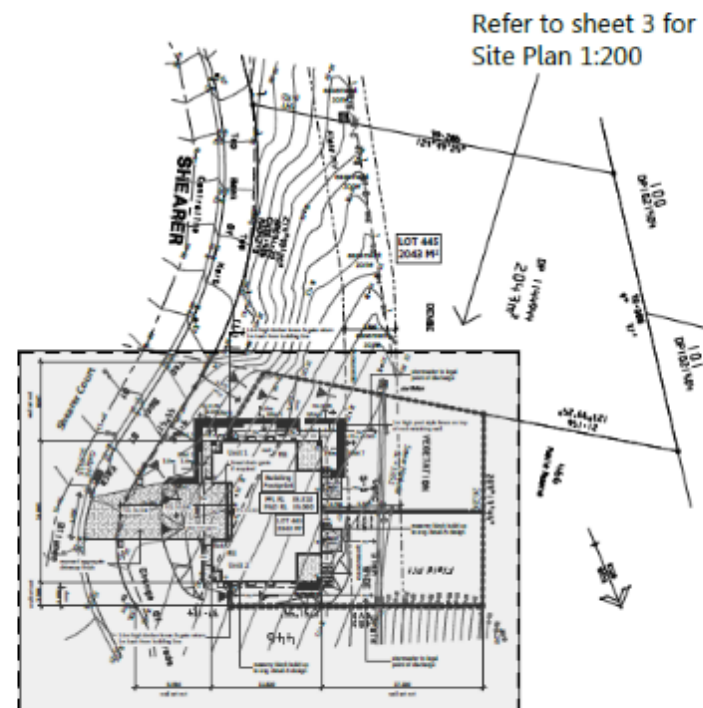
Working Drawings

1	Cover Sheet	N/A
2	Legends / Notes	N/A
3	Site Plan	1:200 @ A3
4	Floor Plan	1:100 @ A3
5	Elevations 1 of 2	1:100 @ A3
6	Elevations 2 of 2	1:100 @ A3
7	Sections / Details	as per dwg.
8	Slab Layout	1:100 @ A3
9	Electrical Plan	1:100 @ A3
10	Bracing Plan	1:150 @ A3
11	Landscaping Plan	1:200 @ A3
12	Basix Commitments	1:200 @ A3
13	Site Analysis	1:200 @ A3
PD 01	House Drainage Plan	1:100 @ A3

Development Approved Project

Lot 445 Shearer Court, Terranora Village, Terranora, NSW

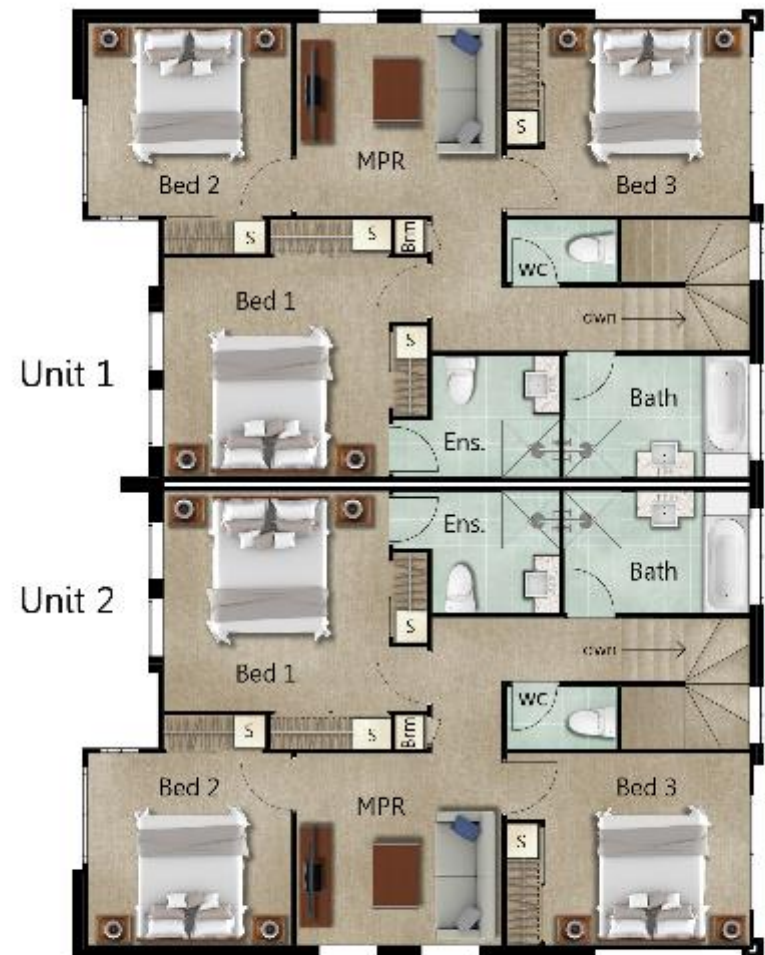
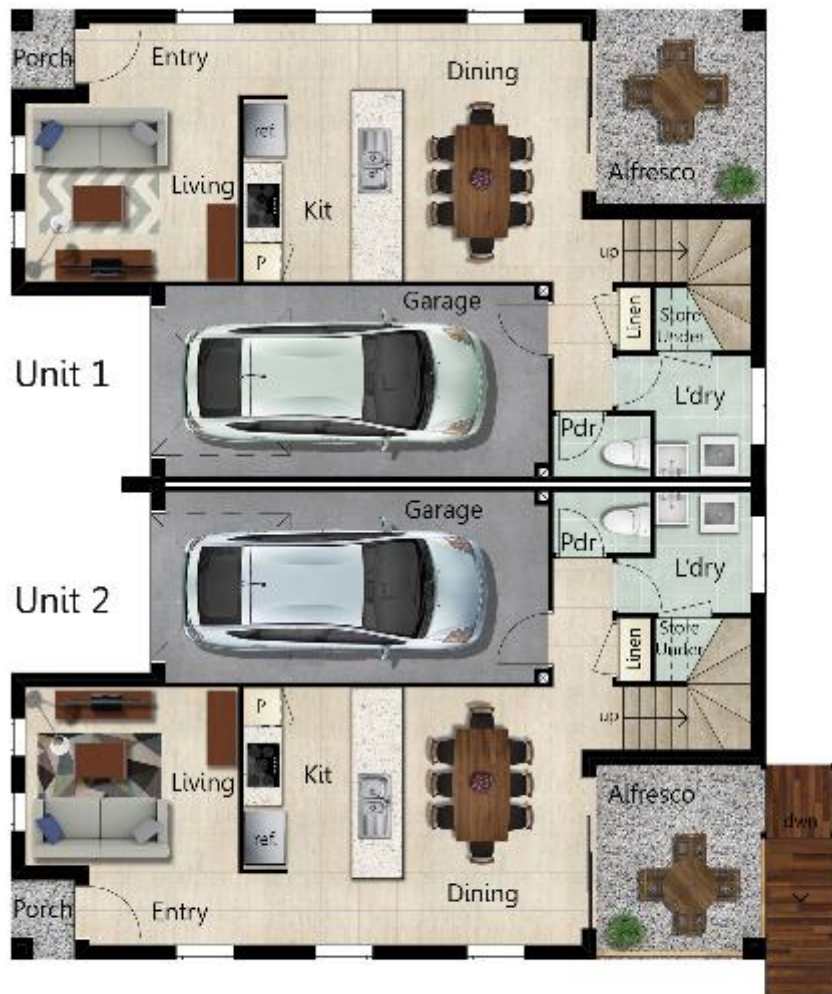
Issue	Date	Description
A	29/07/14	Building Application
B	11/08/14	Bushfire Attack Level (BAL) 29 notes added to plans
C	14/08/14	Added additional overall site plan



Site Plan 1:500

NOTES:
Images Are Diagrammatic Only
Refer To Elevations For Details





PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Lot 445 Terranora Village	page 1
Description:	Duplex Construction	09:49
Location:	19 - 23 Shearer Court, Terranora NSW	Jun 15
Capital City:	Sydney	2016
Prepared By:	Praedium	File: lot 445 Terranora Village

Feastudy 7.0 was used to prepare this feasibility study.

Licensed to SKM Developments Pty Ltd

Itemised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:			
Development Sales			
Self-On Income Item 1	530,000		
Self-On Income Item 2	530,000	1,060,000	
Rental Items			
Rent Income Item 1	13,650	13,650	
Lending Interest		0	
Other Income Items		0	
Less: GST Collected in Income		-79,727	993,923
Less Development Costs:			
Land Purchase Price		183,000	
Stamp Duty on Transfer		0	
Stamp Duty on First Mortgage		0	
Finance Establishment Fee		0	
Conveyancing Fees (Purchase)		2,000	
Consultant Items			
Town Planner - Initial DA	1,859		
Project Manager	20,500		
Design Architect	2,841		
Bushfire Report	550		
Town Planner - DA Approval	1,690		
Certification	2,123		
All Consultants	5,000		
Project Marketing Consultancy	15,000	49,563	
Construction Items			
Construction Cost Item 1	400,000	400,000	
Leasing Fees		0	
Rates and Taxes Items			
Council Rates	7,523		
Water & Sewer	4,511		
Land Tax	9,516	21,550	
Selling Fees		80,000	
Conveyancing Fees (Sale)		3,000	
Other Costs Items			
Council Contribution	30,000		
Council DA Lodgement Fee	2,219		
Building Insurance	2,000		
Survey and Title Registration	6,600		
Public Liability Insurance	300		
Mowing and Slashing	2,000		
Accounting	2,500		
Lead Generation	16,500	62,119	
Contingency Amount		20,000	
Less: GST Input Tax Credits		-53,133	768,099
Margin Before Interest			
			225,824
Less Borrowing Interest			96,947
Profit Margin			
			128,877
Total Development Cost			
			865,046
Internal Rate of Return			
			11.40%
Margin on Development Cost			
			14.90%
GST collected in Income			
			79,727
GST Input Tax Credits			
			53,133

Margin Before Interest

\$225,824

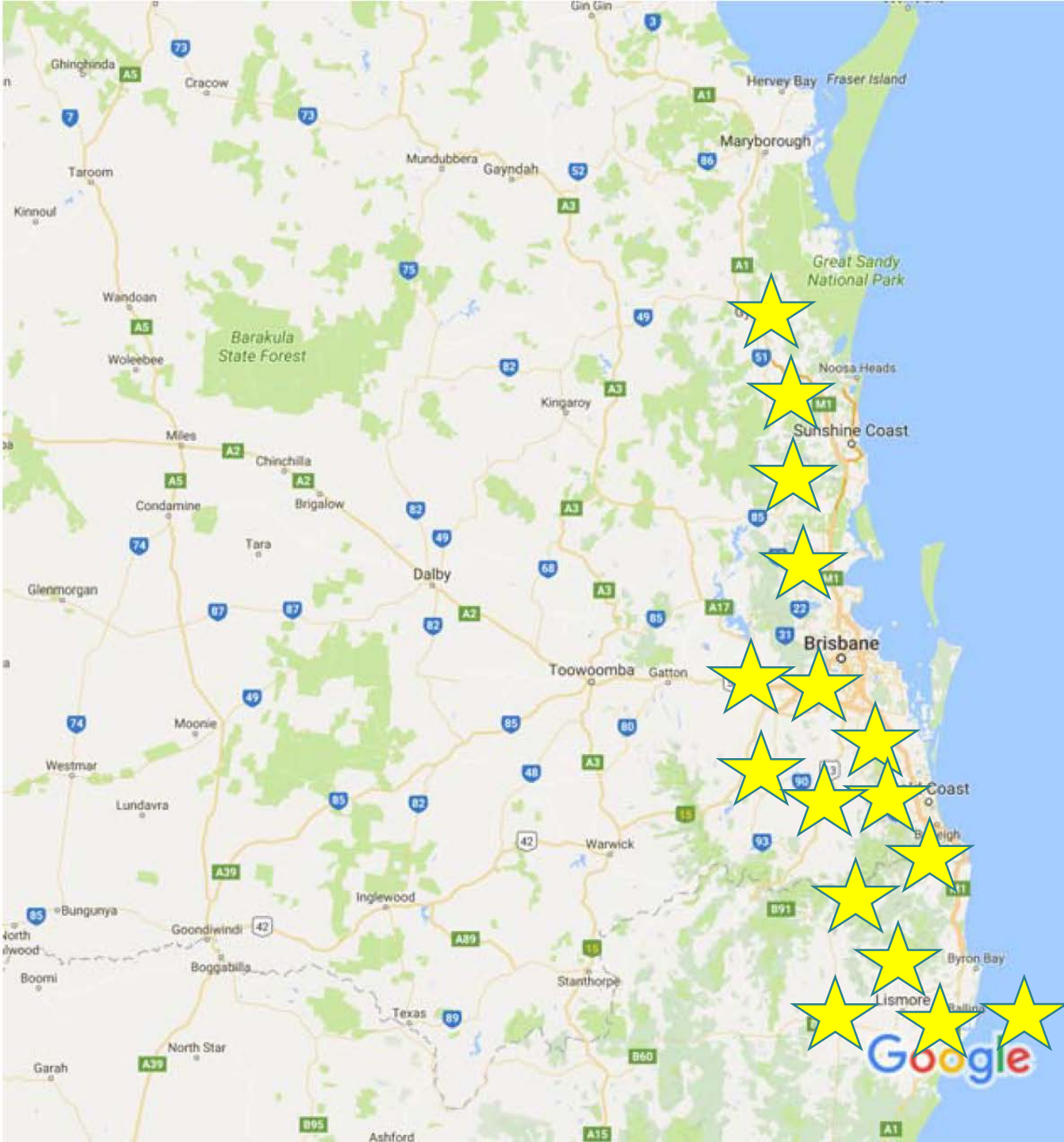
Joint Venture Partners

\$122,722

Praedium

\$103,102

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.





Wollongbar NSW

Lot 138 Cerreto Cct
Wollongbar NSW



2 x Storey House on Corner Block
2 x Air-conditioners, Stone Bench Top
Appealing Green & Leafy Streetscape
Surrounded by Nice Homes
Only 10 Minutes from Ballina
10 Minutes to Ballina Airport
Only 10 Minutes from Lismore
10 Minutes to Lismore Airport or University



Total Floor Area 192.14m²
Land Size 867.40m²

\$558,850

***Under
Contract***

Disclaimer: This image is for illustrative purposes only and does not form part of the New Home Contract. Some items are not included in the price of the home; please refer to facade drawings for detailed inclusions. Subject to planning permit and subdivision requirements.

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	PP ATF 8 Cerreto Trust	page 1
Description:	House & Land Package	12:42
Location:	8 Cerreto Circuit, Wollongbar	Aug 26
Capital City:	Sydney	2016
Prepared By:	Praedium Partnerhsip	File: Cerreto Cct Wollongbar

Feastudy 7.0 was used to prepare this feasibility study.

Licensed to Praedium Partnership Management Pty Ltd

Categorised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:	Development Sales	226,000	
	Other	113,153	
	Less: GST Collected in Income	-17,650	321,503

Less Development Costs:

Land Purchase Price	145,000	
Stamp Duty Fees	3,565	
Conveyancing Fees (Purchase)	3,180	
Consultants Fees	17,750	
Construction	20,588	
Rates and Taxes	1,918	
Selling Fees	75,000	
Conveyancing Fees (Sale)	1,500	
Other	2,000	
Contingency Amount	2,705	
Less: GST Input Tax Credits	-11,157	262,049

Margin Before Interest

Less Borrowing Interest	59,454
	7,576

Profit Margin

51,877

Total Development Cost	269,625
Internal Rate of Return	49.67%
Margin on Development Cost	19.24%

GST collected in Income	17,650
GST Input Tax Credits	11,157

Peak Level of Debt :	197,629	(Occurs on Jun 2016)
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Margin Before
Interest

\$59,454

Joint Venture
Partners

\$17,951

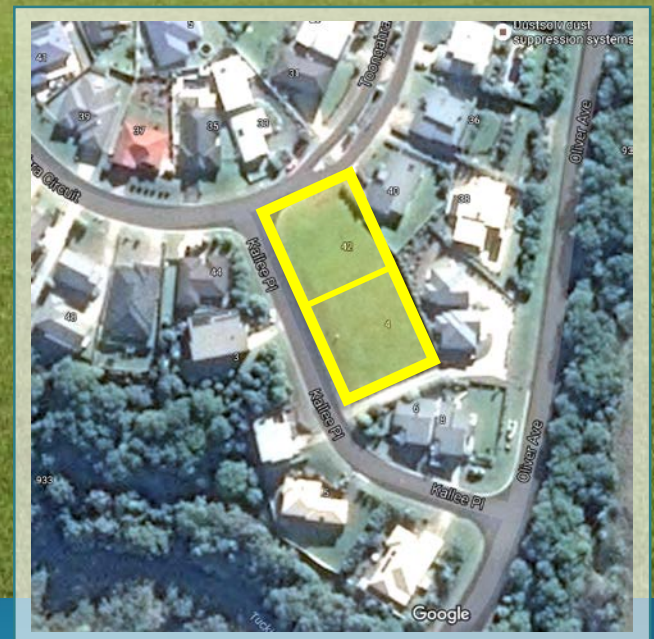
Praedium

\$41,501

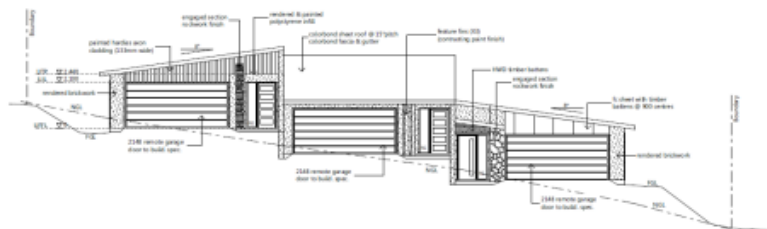
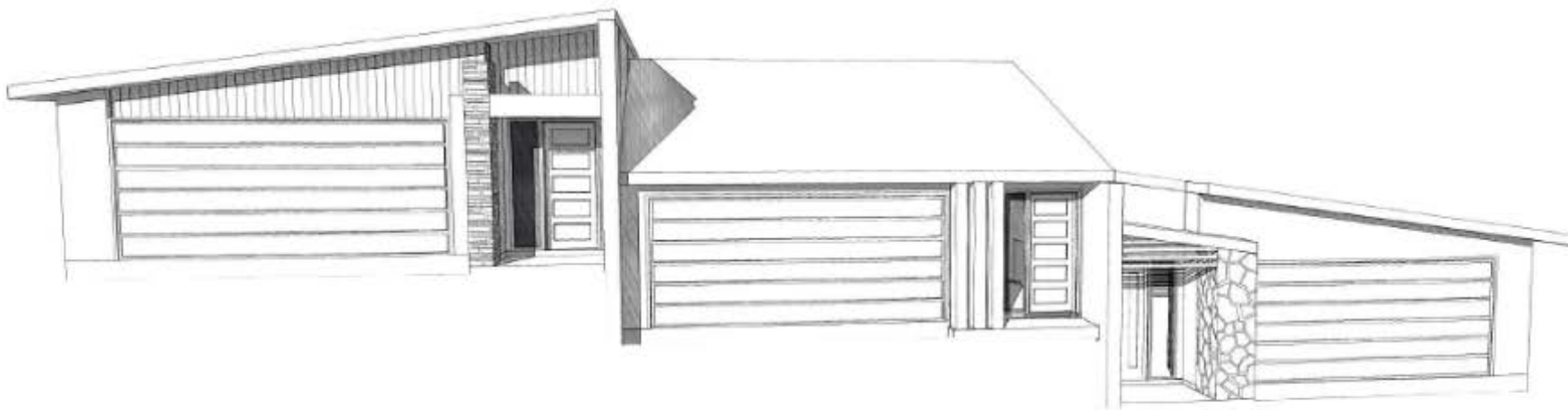
Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.







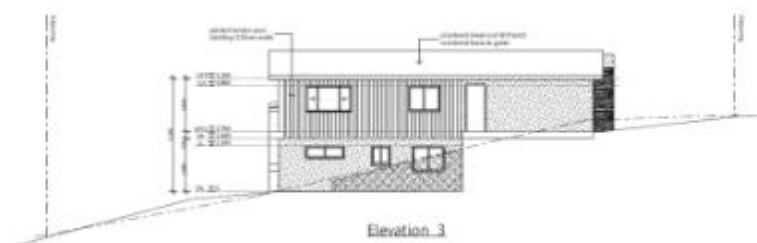
Lot 393 Kallee Place, Goonellabah NSW



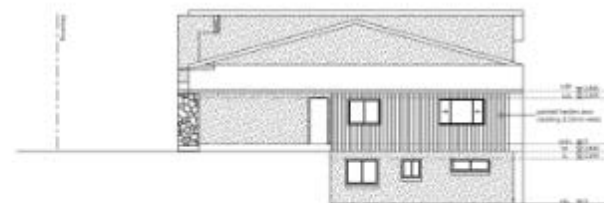
Elevation_1



Elevation 2



Elevation_3



Elevation_4

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Triplex on Kallee	page 1
Description:	3 Townhouses - Construction Project	10:48
Location:	4 Kallee Place, Goonellabah	Apr 04
Capital City:	Sydney	2016
Prepared By:	Praedium	File: 4 Kallee Place

Feastudy 7.0 was used to prepare this feasibility study.

Licensed to SKM Developments Pty Ltd

Itemised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:				
Development Sales				
Sell-On Income Item 1	480,000			
Sell-On Income Item 2	480,000			
Sell-On Income Item 3	480,000	1,440,000		
Rental Items		0		
Lending Interest		0		
Other Income Items		0		
Less: GST Collected in Income		-118,182		1,321,818
Less Development Costs:				
Land Purchase Price		140,000		
Stamp Duty on Transfer		3,390		
Stamp Duty on First Mortgage		0		
Finance Establishment Fee		0		
Conveyancing Fees (Purchase)		2,500		
Consultant Items				
Architect	3,647			
Town Planner	3,850			
Landscape Designer	1,000			
All Engineers	6,000			
Project Manager	30,750			
Project Marketing	22,500	67,747		
Construction Items				
Construction Cost Item 1	600,000	600,000		
Leasing Fees		0		
Rates and Taxes Items				
Council Rates	1,678			
Water & Sewer	1,388			
Land Tax	2,116	5,182		
Selling Fees		132,000		
Conveyancing Fees (Sale)		4,500		
Other Costs Items				
Section 94 Fees	50,000			
Planning Application Fee	3,000			
Building Application Fee	3,000			
Public Liability Insurance	1,000			
Strata	6,600			
Legal Costs	3,300			
Accounting	2,750	69,650		
Contingency Amount		51,248		
Less: GST Input Tax Credits		-79,240		996,977
Margin Before Interest				324,842
Less Borrowing Interest				33,588
Profit Margin				291,254

Margin Before
Interest

\$324,842

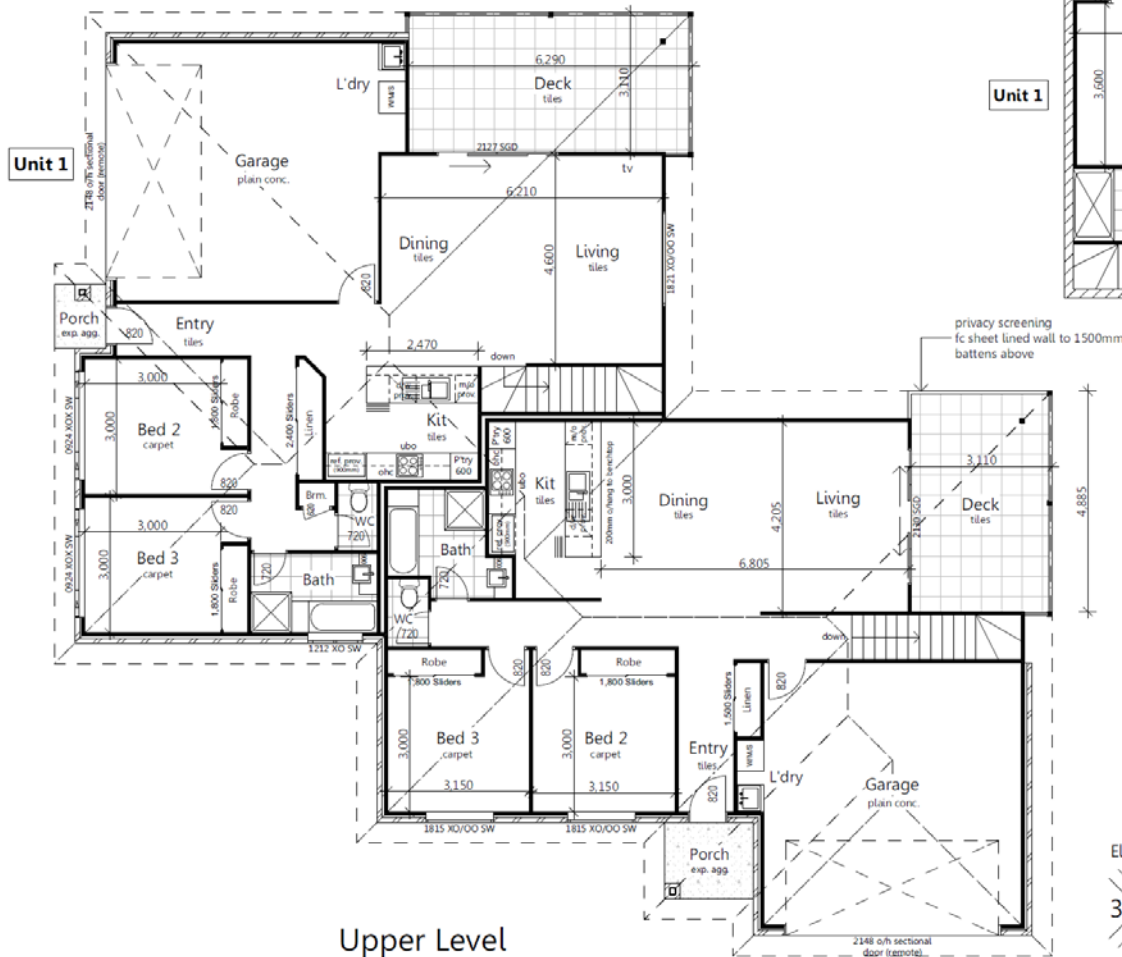
Joint Venture
Partners

\$91,838

Praedium

\$233,003

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.



Unit 1

Unit 2

Lower Level

Unit 1

Area Calculations

Living Lower:	31.55 sqm
Living Upper:	91.33 sqm
Garage:	37.54 sqm
Porch:	1.63 sqm
Deck:	18.08 sqm
Patio:	4.39 sqm
Total:	184.52 sqm

Unit 2

Area Calculations

Living Lower:	31.72 sqm
Living Upper:	92.47 sqm
Garage:	37.43 sqm
Porch:	3.35 sqm
Deck:	13.94 sqm
Patio:	6.86 sqm
Total:	185.77 sqm

Total 370.29 sqm

Elevations



Upper Level

Unit 2



T: (07) 5602 6177 0408 701 623
W: www.thehousedesigners.com.au
A: 48 Hickey Way QLD 4211
P: Po box 3282 Nerang QLD 4211
QBCC: 1274038

We reserve the right to alter designs, colours and specifications without notice. Whilst every care has been taken in the preparation of this document, the particulars contained herein are not to be construed as any representation of fact. All information provided is to be used as a guide only and no responsibility is accepted by the vendor, its servants or agents for any errors or omissions. All interested parties should make their own enquiries to satisfy themselves in relation to all matters.

Please Read Carefully

This plan certified correct as the one referred to in the contract. Specifications and I understand change hereafter may not be possible. These plans supersede all other previous plans or sketches.
Owner / s Date
Owner / s Date

Client:
SKM Developments

Lot 394 # 42 Toongahra Circuit, Goonellabah

Title:
Floor Plan

Design Name:
Custom Design

Plot Date: 25/04/2016 Drawing No: 3 of 5 Issue:

Preliminary A

Scale: 1:300 @ A3
Designed By: MB
Drawn By: MB
Checked By: MB

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Duplex on Toongahra	page 1
Description:	Duplex Pair - Construction Project	16:32
Location:	42 Toongahra Circuit , Goonellabah	Apr 09
Capital City:	Sydney	2016
Prepared By:	Praedium	File: 42 Toongahra Circuit, Goonellabah
Feasstudy 7.0 was used to prepare this feasibility study.		Licensed to SKM Developments Pty Ltd

Itemised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:			
Development Sales			
Self-On Income Item 1	500,000		
Self-On Income Item 2	500,000	1,000,000	
Rental Items		0	
Lending Interest		0	
Other Income Items		0	
Less: GST Collected in Income		-78,182	921,818
Less Development Costs:			
Land Purchase Price		140,000	
Stamp Duty on Transfer		3,390	
Stamp Duty on First Mortgage		0	
Finance Establishment Fee		0	
Conveyancing Fees (Purchase)		2,500	
Consultant Items			
Architect	3,647		
Town Planner	3,850		
Landscape Designer	1,000		
All Engineers	6,000		
Project Manager	20,500		
Project Marketing	15,000	49,997	
Construction Items			
Construction Cost Item 1	400,000	400,000	
Leasing Fees		0	
Rates and Taxes Items			
Council Rates	1,623		
Water & Sewer	1,272		
Land Tax	2,053	4,949	
Selling Fees		88,000	
Conveyancing Fees (Sale)		3,000	
Other Costs Items			
Section 94 Fees	25,000		
Planning Application Fee	3,000		
Building Application Fee	3,000		
Public Liability Insurance	1,000		
Strata	6,600		
Legal Costs	3,300		
Accounting	2,750	44,650	
Contingency Amount		36,824	
Less: GST Input Tax Credits		-53,997	719,313
Margin Before Interest			
Less Borrowing Interest			202,505
			36,689
Profit Margin			
			165,817
Total Development Cost			
			756,001
Internal Rate of Return			
			40.53%
Margin on Development Cost			
			21.93%
GST collected in Income			
			78,182
GST Input Tax Credits			
			53,997
Peak Level of Debt :			
	682,384	(Occurs on Mar 2017)	

End of Profit and Loss (Itemised) Report

Margin Before Interest

\$202,505

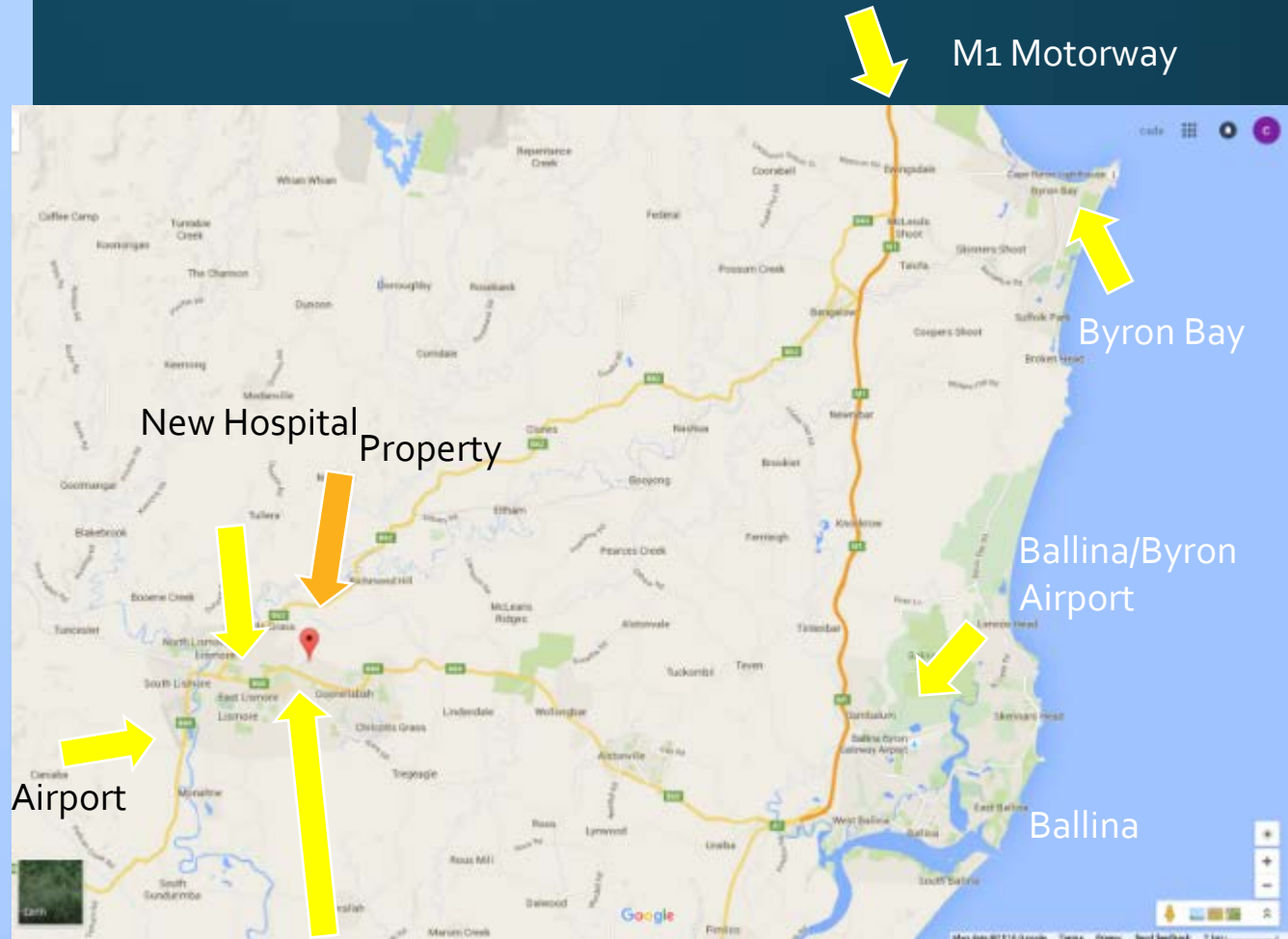
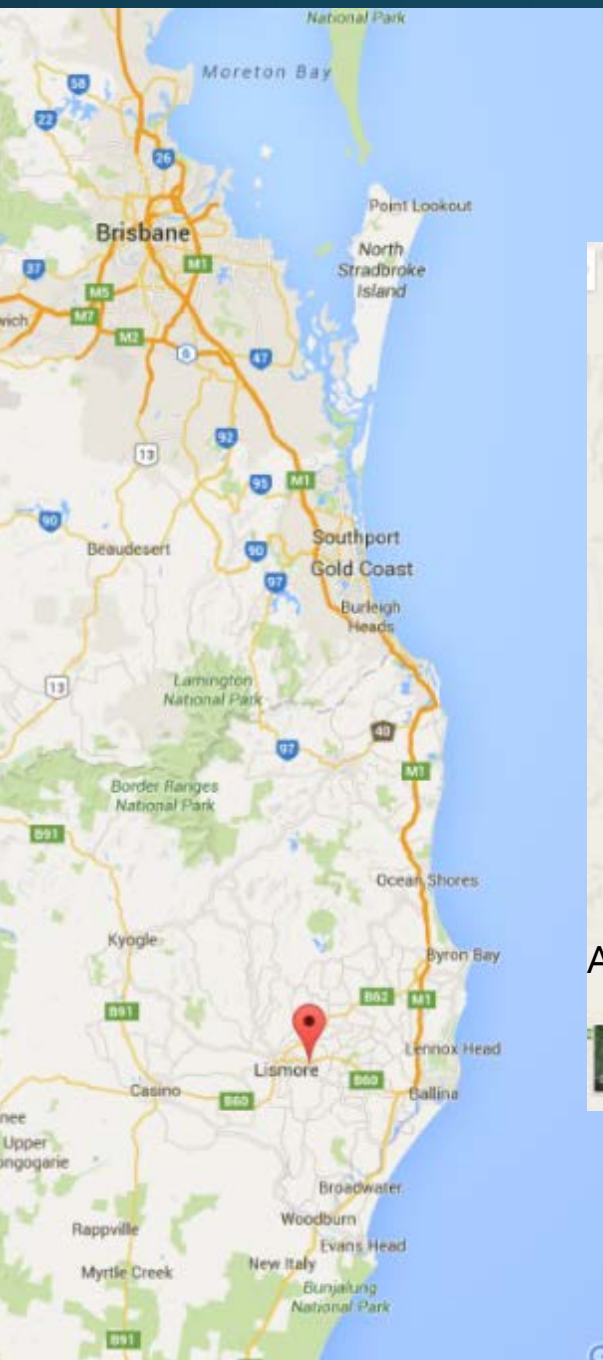
Joint Venture Partners

\$69,852

Praedium

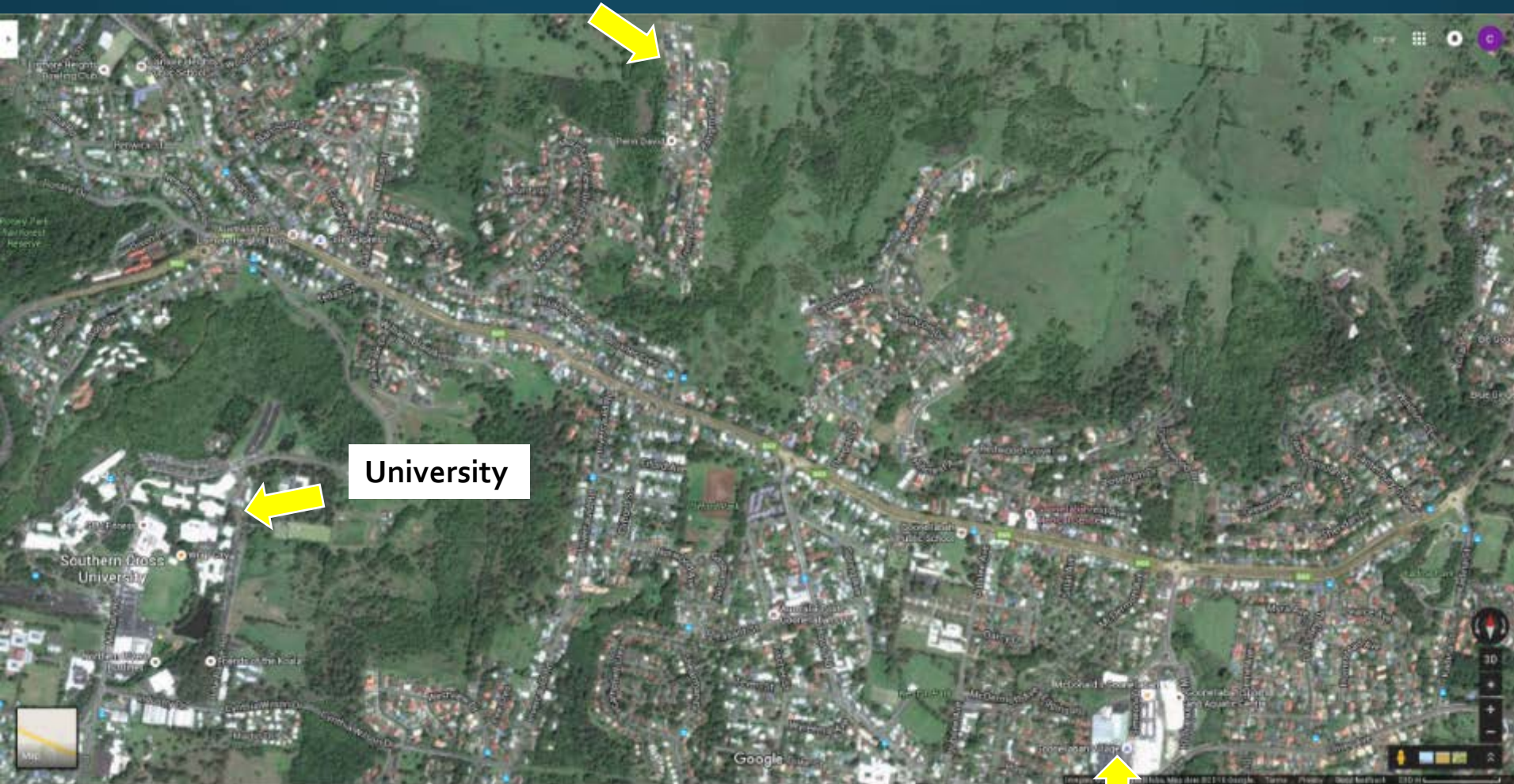
\$132,817

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.



Southern Cross University

Property



Shopping Centre



University

Lismore

Property

Goonellabah
Shopping

Indicative Site Area



Street View





Views From The Block







Terms Of Acquisition

- Buyer Praedium Partnership P/L ATF 91 Trinity Drive Trust
- Price \$240,000, option fees paid if settled on-time.
- Deposit \$5,000
- Settlement 4 weeks from purchase date
- Conditions Unconditional

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.

Comments & Notes

- A town planner has been engaged & says the land is correctly zoned and the land challenges can be worked with.
- The town planner is also a 3rd term member of the council.
- A contour plan has been received.
- We have engaged a drafts person who created the house design concept.
- This package is ready to be marketed for sale.

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.

Financial Projections

• Capital Requirement Projection	\$210,000
• Total Margin Before Interest	\$ 48,560
• Interest Projection	\$ 10,875
• Profit Projection	\$ 37,684
• Total Interest & Bonus Interest Projection JV Partner	\$ 18,411

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Trinity Drive	page 1
Description:	House & Land Package	12:18
Location:	Lot 91 Trinity Drive	Oct 21
Capital City:	Sydney	2016
Prepared By:	Praedium	File: Trinity Drive

Feastudy 7.0 was used to prepare this feasibility study.

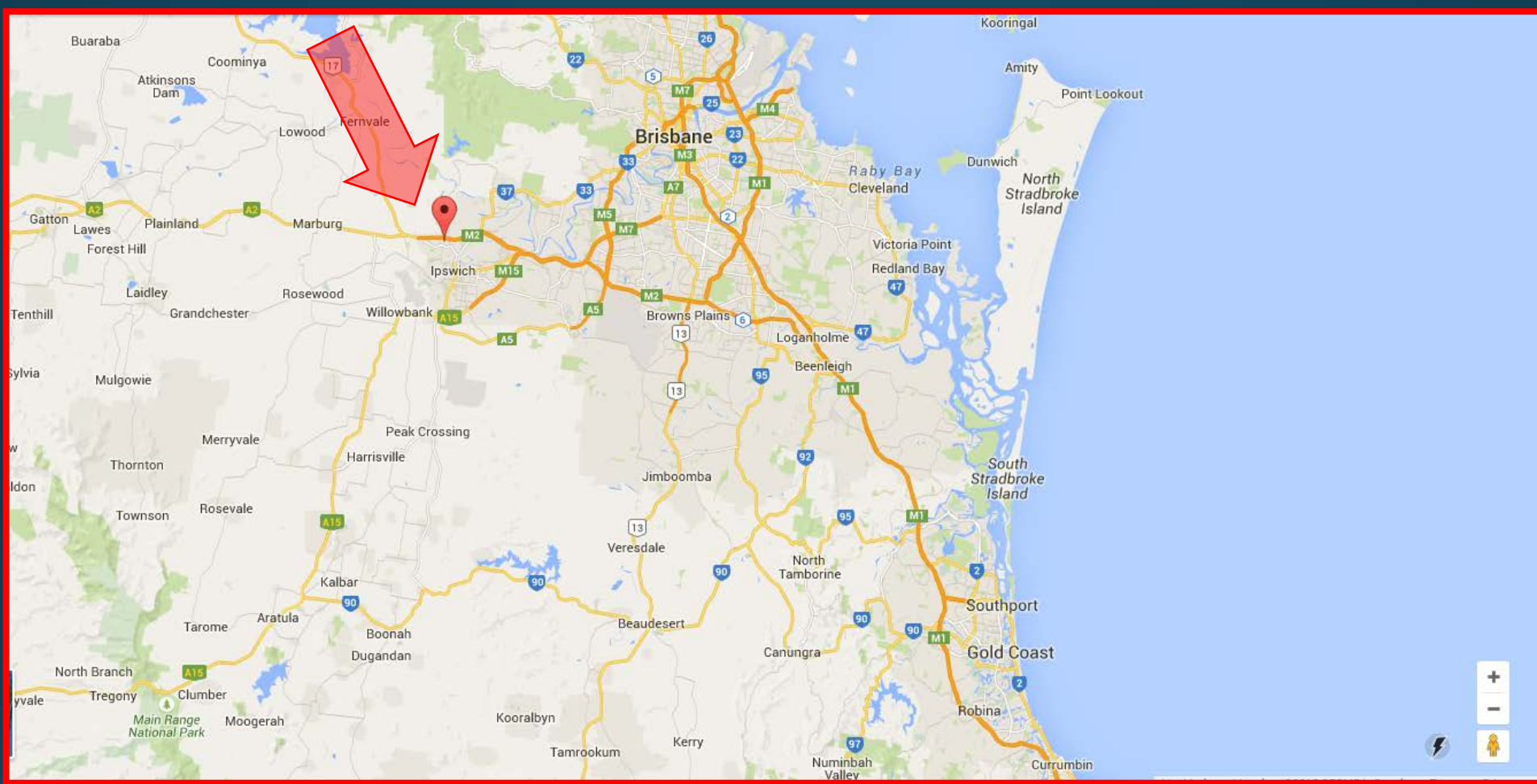
Licensed to Praedium Partnership Management Pty Ltd

Categorised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:	Development Sales	250,000	
	Other	145,000	
	Less: GST Collected in Income	-14,091	380,909
<hr/>			
Less Development Costs:			
	Land Purchase Price	240,000	
	Stamp Duty Fees	7,714	
	Conveyancing Fees (Purchase)	2,500	
	Consultants Fees	21,250	
	Construction	0	
	Rates and Taxes	4,253	
	Selling Fees	55,000	
	Conveyancing Fees (Sale)	2,000	
	Other	4,300	
	Contingency Amount	3,370	
	Less: GST Input Tax Credits	-8,038	332,349
<hr/>			
Margin Before Interest			48,560
	Less Borrowing Interest		10,875
<hr/>			
Profit Margin			37,684
<hr/>			
<hr/>			
Total Development Cost			343,225
Internal Rate of Return			30.09%
Margin on Development Cost			10.98%
<hr/>			
GST collected in Income			14,091
GST Input Tax Credits			8,038
<hr/>			
Peak Level of Debt :	221,681	(Occurs on Apr 2017)	

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.



Land Sub-Division Project



SOLD PROPERTIES

2 Catalyst Place Brassall QLD 4305

Sold Price: \$205,000
 Sold Date: 12 Sep 2014
 Category: Land
 Lot Plan: 3/SP267517 BRASSALL QLD



Distance: 0.72km

4 Balonne Street Brassall QLD 4305

Sold Price: \$190,000
 Sold Date: 24 Jul 2014
 Category: Land
 Lot Plan: 290/SP257566 BRASSALL QLD



Distance: 2.82km

154 Pine Mountain Road Brassall QLD 4305

Sold Price: \$195,000
 Sold Date: 8 Aug 2014
 Category: Land
 Lot Plan: 4/SP267517 BRASSALL QLD



Distance: 0.73km

11 Catalyst Place Brassall QLD 4305

Sold Price: \$195,000
 Sold Date: 8 Aug 2014
 Category: Land
 Lot Plan: 9/SP267517 BRASSALL QLD



Distance: 0.81km

7 Catalyst Place Brassall QLD 4305

Sold Price: \$195,000
 Sold Date: 3 Sep 2014
 Category: Land
 Lot Plan: 7/SP267517 BRASSALL QLD



Distance: 0.78km

10 Catalyst Place Brassall QLD 4305

Sold Price: \$205,000
 Sold Date: 29 Sep 2014
 Category: Land
 Lot Plan: 21/SP267517 BRASSALL QLD



Distance: 0.80km

77 Atlantic Drive Brassall QLD 4305

Sold Price: \$190,000
 Sold Date: 13 Oct 2014
 Category: Land
 Lot Plan: 280/SP257566 BRASSALL QLD



Distance: 2.68km

5 Serenity Street Brassall QLD 4305

Sold Price: \$170,000
 Sold Date: 14 Nov 2014
 Category: Land
 Lot Plan: 4/SP205214 BRASSALL QLD



Distance: 2.61km

15 Calverton Court Brassall QLD 4305

Sold Price: \$215,000
 Sold Date: 4 Aug 2014
 Category: Land
 Lot Plan: 130/SP115582 BRASSALL QLD



Distance: 1.98km

156 Pine Mountain Road Brassall QLD 4305

Sold Price: \$195,000
 Sold Date: 30 Jan 2015
 Category: Land
 Lot Plan: 1/SP267517 BRASSALL QLD



Distance: 0.73km

16 Emerson Crescent Brassall QLD 4305

Sold Price: **\$225,000**
 Sold Date: **4 May 2015**
 Category: Land
 Lot Plan: 328/SP187263 BRASSALL QLD



Distance: 2.61km

85 Atlantic Drive Brassall QLD 4305

Sold Price: \$195,000
 Sold Date: 28 Nov 2014
 Category: Land
 Lot Plan: 306/SP257566 BRASSALL QLD



Distance: 2.74km

da Vinci

Revenue Projection	\$1,260,000
Costs Projection	\$1,150,000
Profit Projection	\$110,000
Contingency	NiL
Risk	Moderate - High



Lots 24 and 25 are nominated as dual occupancy lots for the purposes of section 12.6.5(5)(b)(iv)(A) of the Residential Code (Part 12, division 6) of the Ipswich Planning Scheme. A town planning application is still required for the construction of a dual occupancy on any proposed lot within this subdivision.

Concrete waste collection pads to be constructed in accordance with Condition 7

Fencing is to be constructed along the south-eastern and south-western property boundaries, as indicated in red, in accordance with Condition 8.

Pursuant to Section 336(b) of the Sustainable Planning Act 2009, this plan forms part of Council's approval for

Lots 24 and 25 are nominated as dual occupancy lots for the purposes of section 12.6.5(5)(b)(iv)(A) of the Residential Code (Part 12, division 6) of the Ipswich Planning Scheme. A town planning application is still required for the construction of a dual occupancy on any proposed lot within this subdivision.

Concrete waste collection pads to be constructed in accordance with Condition 7

Fencing along south-bound

Margin Before Interest
Less Borrowing Interest

Profit Margin

Total Development Cost
Internal Rate of Return
Margin on Development Cost

GST collected in Income
GST Input Tax Credits



335,841
63,950

271,891

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development: Roy - Holt Street page 1
Description: 8 lots 21:36
Location: 55-63 Holt Street Brassall Jun 11
Capital City: Brisbane 2015
Prepared By: Cade File: Roy Holt 8 lots

Feasstudy 7.0 was used to prepare this feasibility study. Licensed to SKM Developments Pty Ltd

Itemised Profit & Loss (Inclusive of GST) - Margin Scheme

Income:			
Development Sales			
Lot 1	210,000		
Lot 2	210,000		
Lot 3	210,000		
Lot 4	210,000		
Lot 5	210,000		
Lot 6	210,000		
Lot 7	210,000		
Lot 8	225,000	1,695,000	
Lending Interest		0	
Other Income Items		0	
Less: GST Collected in Income		-125,000	1,570,000
<hr/>			
Less Development Costs:			
Land Purchase Price		320,000	
Stamp Duty on Transfer		9,625	
Stamp Duty on First Mortgage		0	
Finance Establishment Fee		0	
Conveyancing Fees (Purchase)		2,500	
Consultant Items			
Town Planner	9,900		
Civil Engineer	5,000		
Land Surveyor	15,000		
Project Manager	82,000	111,900	
Construction Items			
Construction Cost Item 1	550,000		
Electrical	27,700		
Landscaping	30,000	607,700	
Rates and Taxes Items			
Council Rates	6,230		
Water & Sewer	1,003		
Land Tax	0	7,233	
Selling Fees		0	
Conveyancing Fees (Sale)		8,000	
Other Costs Items			
Section 94 Fees	224,000		
Public Liability Insurance	1,000		
Brochures	1,000		
Accounting	2,200		
Legal Costs	5,000		
Planning Authority Fees	5,000	238,200	
Contingency Amount		18,231	
Less: GST Input Tax Credits		-89,230	1,234,159
<hr/>			
Margin Before Interest			335,841
Less Borrowing Interest			63,950
<hr/>			
Profit Margin			271,891

1,298,109
33.71%
20.95%

125,000
89,230

Projections only, no guarantees can be made and the result will likely be different. The project will likely take longer or be quicker, and financial outcomes will likely be different.









CONSTRUCTION SITE

PROJECT: Civil Works
PROVIDER: Landmark Property Pty Ltd
CONTRACTOR: P/L 1000 1000
Bentley QLD 4201
07 5555 1000

MANAGEMENT: WILKINSON Consulting
10 1000 1000
REGISTRATION: Queensland Working
Block 101 1000

ALL VISITORS MUST
REPORT TO THE SITE
OFFICE

PROJECT
MANAGEMENT

SAFETY
WARNING
DO NOT ENTER













DUAL INCOME PROPERTY "Turnkey Complete"

Artist Impression only
Finishes and materials may vary relative
specifications and pricing not included
subject to working drawings



DESIGN MH210AU

Subject to working drawings and council requirements



5



3



2



Inclusions

- Power coated aluminium windows
- Colorbond roof
- Built in robes
- Concreted under alfresco area
- Up to "H" class slab as standard

- Working drawings & engineering
- Council fees
- Gourmet kitchen
- Remote lock up garage
- 4 star energy rating
- Fixed price contract

- Quality carpets
- Exteriors floor tiling
- Concrete driveway & path
- Turf to yard
- Letter box & clothes line

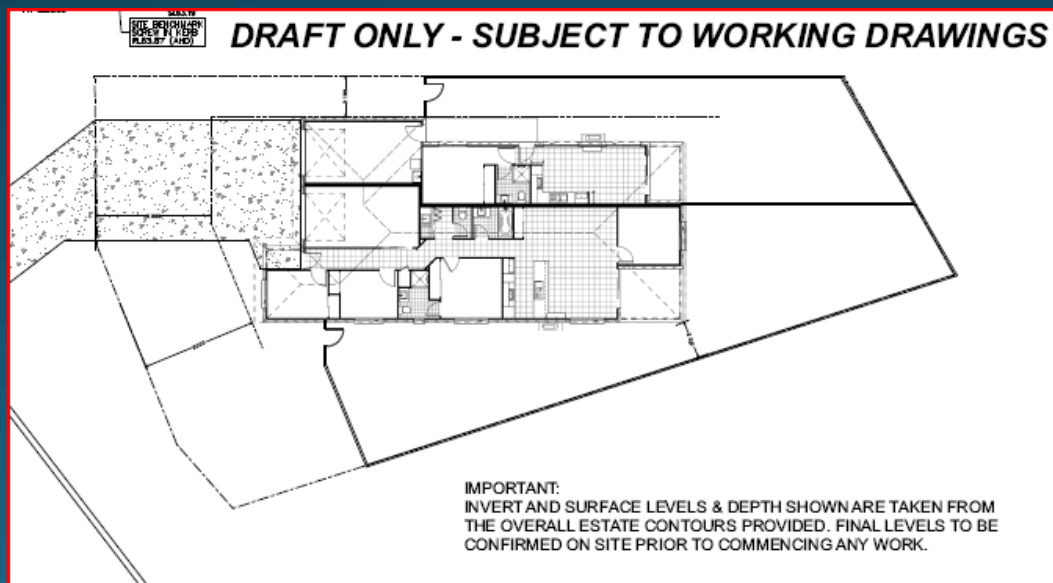
Auxiliary Unit

Living = 40.21 m²
Garage = 22.76 m²
Patio = 2.58 m²
Total = 65.55 m²

Dwelling

Living = 107.18 m²
Garage = 20.65 m²
Patio = 2.46 m²
Alfresco = 9.89 m²
Total = 140.18 m²

Total = 208.74 m²



Package Price						\$490,000	
Rental Return - 4 Bedroom						380	pw
Rental Return - 1 bedroom						280	pw
						660	pw
Purchase the property at \$490,000 with an 80% debt facility							
Deposit at 20% of price						98,000.00	
Mortgage at 80% of price						226,144.00	
Interest at 6% pa on \$226,144						19,980.00	
Weekly interest only payment						308.00	
Rental income at \$660 per week minus interest						352.00	
Agency management fees approximate weekly					-	60.00	
Council rates and water fees approximate weekly					-	60.00	
Weekly cashflow approximation						232.00	

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PROPOSED SITE PLANS FOR HOLT STREET PROJECT



Praedium - Joint Venture Transactions

19.10.16

No.	Address	Status	Projected or Actual Project Value	Total Projected or Actual Interest & Profit	JV Partner Share Projected or Actual Interest & Profit	Praedium Projected or Actual Interest & Profit
House & Land Packages						
1	8 Banksia Lane, Tweed West	Transaction Complete	\$ 399,500	\$ 23,818	\$ 7,651	\$ 16,167
2	5 Honeysuckle Street, Tweed West	Transaction Complete	\$ 419,500	\$ 30,713	\$ 11,528	\$ 19,186
3	7 Gold Leaf Crescent, Murwillumbah	Transaction Complete	\$ 385,000	\$ 45,000	\$ 3,933	\$ 41,067
4	Lot 456 Terranora Village, Terranora	Sold - Under Construction - DA & BA	\$ 552,850	\$ 76,326	\$ 42,830	\$ 33,496
5	Lot 458 Terranora Village, Terranora	Transaction Complete	\$ 485,000	\$ 35,342	\$ 11,803	\$ 23,539
6	Lot 463 Terranora Village, Terranora	Transaction Complete	\$ 495,000	\$ 57,720	\$ 16,147	\$ 41,573
7	Lot 464 Terranora Village, Terranora	Package For Sale	\$ 562,850	\$ 64,082	\$ 53,031	\$ 11,051
8	Lot 451 Terranora Village, Terranora	Sold - Under Construction - DA & BA	\$ 562,850	\$ 87,593	\$ 48,708	\$ 38,885
9	Lot 21 Piggabean Rd, Tweed West	Transaction Complete	\$ 524,500	\$ 54,183	\$ 18,722	\$ 35,461
10	Lot 5 Whispering Palms, Banora Point	Sold - Under Construction - DA & BA	\$ 598,850	\$ 52,361	\$ 45,000	\$ 7,361
11	Lot 8 Whispering Palms, Banora Point	Package For Sale - Redesign & Tender	\$ 618,000	\$ 60,817	\$ 20,070	\$ 40,747
12	Lot 2 Memorial Avenue, Pomona	Under Contract - Subject To Finance	\$ 554,850	\$ 105,243	\$ 50,241	\$ 55,002
13	Lot 3 Memorial Avenue, Pomona	Transaction Complete	\$ 466,700	\$ 57,742	\$ 26,207	\$ 31,535
14	Lot 4 Memorial Avenue, Pomona	Sold - Under Construction - Frame	\$ 466,700	\$ 57,364	\$ 25,937	\$ 31,427
15	Lot 5 Memorial Avenue, Pomona	Sold - Under Construction - Frame	\$ 466,700	\$ 55,548	\$ 24,775	\$ 30,773
16	23 Smith Street, North Ipswich	Sold - Under Construction - Final Stage	\$ 399,950	\$ 35,694	\$ 12,468	\$ 23,226
17	30 Willow Road West, Redbank Plains	Package For Sale	\$ 441,850	\$ 34,208	\$ 11,289	\$ 22,919
18	38 Wilkie Avenue, Redbank Plains	Package For Sale	\$ 441,850	\$ 34,208	\$ 11,289	\$ 22,919
19	2 Victoria Street, Cooran	Under Contract - Subject To Finance	\$ 485,000	\$ 49,001	\$ 16,170	\$ 32,831
20	34 Bergin Street, Booval	Package For Sale	\$ 461,850	\$ 28,027	\$ 9,249	\$ 18,778
21	8 Shawfield Street, Willowbank	Package For Sale	\$ 424,850	\$ 40,785	\$ 13,459	\$ 27,326
22	Lot 82, # 83 Mathew Street, Rosewood	Package For Sale	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
23	Lot 83, # 83A Mathew Street, Rosewood	Contract signing 25th October - Subject To Finance	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
24	Lot 84, # 83B Mathew Street, Rosewood	Under Contract - Subject To Finance	\$ 386,850	\$ 18,084	\$ -	\$ 18,084
25	8 Cerreto Cct, Wollongbar	Under Contract - Subject To Finance	\$ 528,000	\$ 46,286	\$ 15,274	\$ 31,012
26	Lot 64, # 13 Perrys Crescent, Rosewood	Package For Sale	\$ 391,850	\$ 49,198	\$ 16,235	\$ 32,963
27	Lot 69, # 16 Perrys Crescent, Rosewood	Under Contract - Subject To Finance	\$ 387,850	\$ 17,020	\$ 10,157	\$ 6,863
28	Lot 20 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 396,000	\$ 39,000	\$ -	\$ 39,000
29	Lot 25 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 399,000	\$ 37,000	\$ -	\$ 37,000
30	Lot 27 Kalbar Country Estate	Under Contract - Subject To Finance	\$ 396,000	\$ 43,000	\$ -	\$ 43,000
31	12 x lots 'Kilarney Park' Wollongbar	Acquisition & Design	\$ 6,240,000	\$ 480,000	\$ -	\$ 480,000
32	Lot 10 Coorwood Drive, Cooroy	Package For Sale	\$ 535,000	\$ 30,000	\$ -	\$ 30,000
33	Lot 91 Trinity Drive, Goonellabah	Sale Agreed - Contract To Be Signed	\$ 585,000	\$ 70,000	\$ -	\$ 70,000
34	57 Talganda Terrace, Murwillumbah	Package For Sale	\$ 536,850	\$ 50,000	\$ 16,500	\$ 33,500
35	Lot 11 'Kilarney Park Estate'	Sale Negotiated - Contract To Be Signed	\$ 506,850	\$ 37,200	\$ -	\$ 37,200
36	11 Grevillea Place, Casino	Under Contract - Subject To Finance	\$ 416,600	\$ 64,090	\$ -	\$ 64,090
37	Lot 2 16 The Strand, Nerang	Under Contract - Subject To Finance	\$ 549,850	\$ 34,850	\$ -	\$ 34,850
38	Lot 453 Terranora Village, Terranora	Sold - Settlement Due End of October	\$ 1,064,700	\$ 304,883	\$ 119,930	\$ 184,953
39	Lot 445 Terranora Village, Terranora	For Sale	\$ 1,079,700	\$ 251,833	\$ 83,105	\$ 168,728
40	4 Kallee Place, Goonellabah	Construction Tender Process	\$ 1,556,000	\$ 461,596	\$ 187,836	\$ 273,760
41	42 Toongahra Circuit, Goonellabah	Development Application In Progress	\$ 1,069,700	\$ 202,505	\$ 69,852	\$ 132,653
42	Lot 7/37 Snowgum Drive, Bilambil	Development Approved - Engineering	\$ 1,230,000	\$ 170,748	\$ 56,347	\$ 114,401
43	Tubber Street, Beaudesert	Development Application - In Progress	\$ 840,000	\$ 111,955	\$ 36,945	\$ 75,010
44	55-63 Holt Street, Brassall	Development Approved - Pre-construction	\$ 3,600,000	\$ 441,954	\$ 145,845	\$ 296,109
45	87 Holmview Road, Holmview	Development Application - In Progress	\$ 7,280,000	\$ 889,772	\$ 293,625	\$ 596,147
46	33a Brunxnner Crescent, Goonellabah	Development Application - In Progress	\$ 1,120,000	\$ 263,298	\$ -	\$ 263,298
47	43 Price Street, Nambour	Transaction Complete	\$ 184,000	\$ 25,724	\$ 24,084	\$ 1,641
Totals			\$ 42,267,700	\$ 5,261,939	\$ 1,556,241	\$ 3,705,699

Note: All figures shown are GST exclusive

\$42.2M

Approx.

Projects Value

\$5.2M

Approx.

Interest & Profit

\$1.5M

Approx.

JV Partner Share

\$3.7M

Approx.

Praedium Share

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