

DLX Property Pty Ltd ATF DLX Property Unit Trust is offering a small group of our existing clients the exclusive opportunity to join us in an exciting new venture.

Many of our clients have already benefited from dealing with Jubilee through our high-quality builds, delivery expertise and budget focus. We are using our vast knowledge of property, developments, and construction to broaden the opportunities we can offer our clients by inviting you to partner with us in a rare infill property development project.

Property development can be a difficult exercise for the inexperienced and often not deliver the expected financial results. Choosing the wrong site, inability to estimate costs, challenging local governments and planning rules, dealing with banks, builders and sales agents makes it a very challenging exercise for many aspiring developers.

As the Director of Jubilee, I have been part of the construction industry for over 15 years and have held a building license for the past 10 years. I have built a vast knowledge of property development and construction over this time which gives me the opportunity to share this expertise to financially benefit my clients.

I have secured several adjoining sites in Como under a new special purpose trust called DLX Property Pty Ltd ATF DLX Property Unit Trust and will be inviting investors to contribute capital to the project that we will run on your behalf. We will together complete a townhouse development project and share the potential benefits.

The Opportunity

To amalgamate the current Strata Scheme, then subdivide into 4 Survey Strata lots and construct four luxury townhouses on the site to be marketed and sold into a market where our research has shown there is strong demand from buyers for high quality townhouses in a sought-after suburb.

DLX Property Pty Ltd ATF DLX Property Unit Trust has secured the site which is due to settle in early October. We have conducted all reasonable due diligence and a detailed preliminary feasibility for the project. We are already working towards obtaining necessary government approvals and securing finance. Construction of the townhouses will commence as soon as DA Approval and Building Permits are secured. Investors will combine funds to provide the equity component required to complete this luxury development.

This is a small-scale offer of up to \$2,000,000 and limited to a maximum of 20 investors. Minimum investment amount of \$100,000*.

* The Director reserves the right to accept an amount less than the minimum subscription amount.

- The preliminary project feasibility is indicating target gross returns of approximately 35% over the project term

- We anticipate the project will take approximately 24 months to design, construct and sell

- We will secure approximately 65% of the funds required to complete the development from a debt facility. As Director of the Trust, I will provide any personal guarantees required under the debt facility and not the investors, thereby mitigating some investor risk

- Jubilee will be engaged as Development Managers and Builders to oversee every stage of the development, approvals, and sales of the dwellings thereby reducing the risk of cost and time blow outs

- Our interests will be aligned with you the investor to seek to maximise returns from the project in the quickest timeframe possible

Calling for Expressions of Interest: What You Need to do Next

1. Complete and sign the next page of this document
2. Pay your 10% deposit into the project bank account
3. The syndicate will accept investors on a first come basis subject to the discretion of the Director
4. Following the EOI campaign a detailed Information Memorandum (IM) and subscription documents will be sent to you
5. 10 working days prior to settlement of the project land you will be required to pay the balance of your investment amount

To secure your place in our investor syndicate please complete the form below.

Investor Details

Name or Entity Name: _____

Address: _____

Suburb: _____ Mobile: _____

Email: _____ Investment Amount: \$ _____

EOI Deposit

To secure your interest in the investor syndicate you are required to deposit 10% of your investment amount into our bank account. This amount is fully refundable if after receiving the IM you decide you do not wish to proceed. You will be required to inform the Director of the Trust of your intention not to proceed within 10 days of receiving the IM.

These funds are held securely and will not be utilised for the project until full investor commitment is received. Our IM will be distributed in the coming weeks. The IM will outline the project in comprehensive detail, including the potential benefits and risks attached to the project. After satisfactory review of the IM, you will then be required to complete your Application Form and pay the balance of your investment 10 working days prior to settlement.

Signed by: _____  Signed by: _____ 

Print Name: _____ Print Name: _____

Date: _____ Date: _____

Signed on behalf of Director of the Trust:

Name: _____ Date: _____

Bank Account Details for Deposit

Account Name: DLX Property Pty Ltd

BSB: 086 006 Account Number: 782 523 948