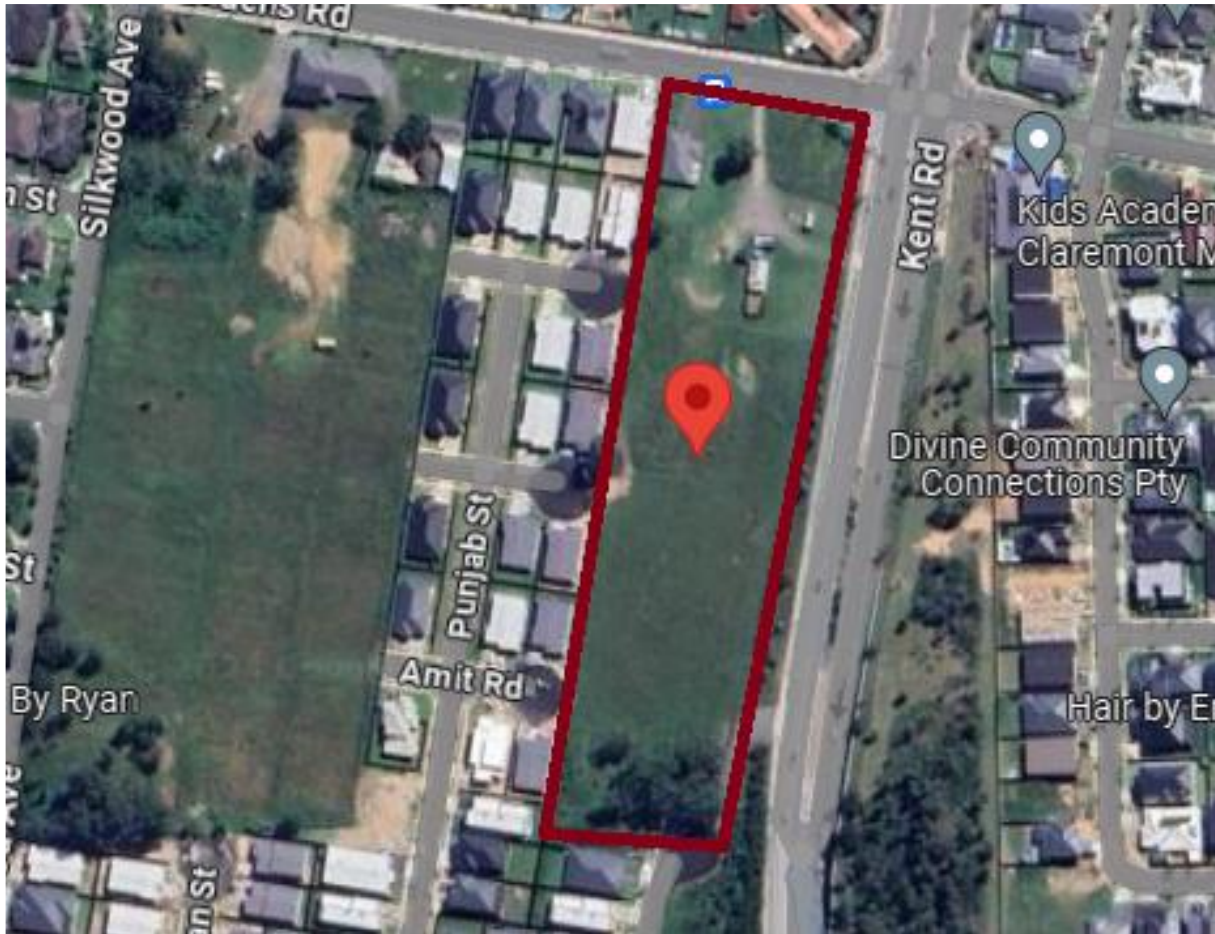


Information Memorandum



332 Caddens Road, Claremont Meadows, NSW, 2747

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Executive Summary

Background & Investment Opportunity

This document is intended to provide information for 332 – 338 Caddens Road, Claremont Meadows, NSW with the aim to secure investment funding for the Acquisition Deposit, Due Diligence and Development Application, needing approx. \$1.8m for this stage.



Project Overview

Development Summary

STRATEGY: Land Subdivision

- 23 Lot Land Subdivision (STCA)
- Zone: R2 – Low Density Residential
- Minimum Lot Size: 550m²
- Surrounded by existing recently completed subdivisions



Aerial Image of Subject Site
and Indicative Boundary

Current Status & Project Timelines

- Purchase Contract is signed with Due Diligence period expiring 30th June 2024.
- 2 Year Settlement from expiry of Due Diligence period
- Early Access to Construct prior to Settlement
- Existing House in the North West Corner to be retained until Settlement
- Development expected to be complete in 24 to 30 Months (Subject to Development Approval Process and Market Conditions)

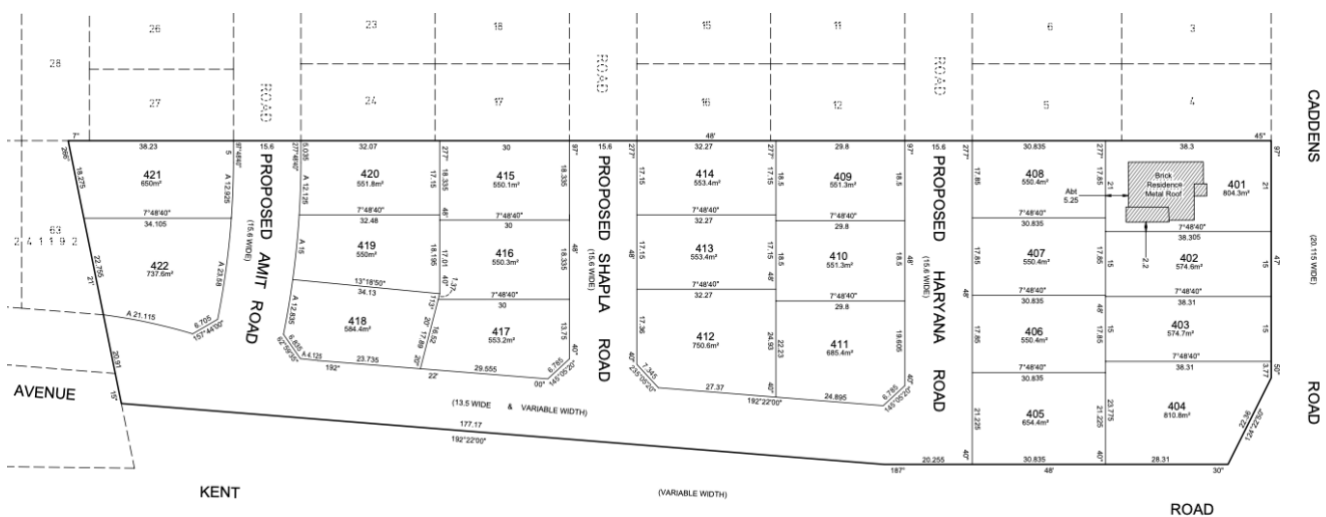
Development Approval

The project is still in early Due Diligence phase and so has yet to receive at Development Approval and is currently in Due Diligence phase.

Subdivision Plan (Proposed - STCA)

The following draft subdivision plan was presented to Council at a Pre-Lodgment meeting held on the 28th of May 2024 and was received well by Council.

In the meeting there were several opportunities identified which might minorly revise this draft plan with a potential with a further uplift of number of lots, however Council was reserved in committing on their support until they see the revised plans. Given this the current feasibility reflects the lower number of lots (22).



Exit Strategies

- Exit Strategy 1: House and Land Packages or Land Only
- Exit Strategy 2: Sell the site with Development Approval
- Exit Strategy 3: Hybrid House and Land Packages and select construction of CDC compliant Duplex lots

Preferred Exit strategy is Exit Strategy 1, however all approaches will be considered on their merits as the project evolves and opportunities or challenges present themselves.

Current photos of the site:



Google Street View from Caddens Road - 1



Google Street View from Caddens Road - 2

Project Team



Jhumur Das

- Property Propel Pty Ltd (Director)
- Jhumur is a visionary in property investment and development, skillfully uncovering hidden opportunities and crafting innovative financial solutions. Her reputation as a tough negotiator and astute market analyst precedes her, ensuring she secures optimal outcomes.



Sushovan Das

- Property Propel Pty Ltd (Director)
- Sushovan boasts an illustrious tenure exceeding 15 years in the realm of real estate investment, wherein his expertise shines brightly. Proficient in an array of ventures including knock-down rebuilds and subdivision specialties, he navigates the complexities of the industry with finesse and acumen.

Consultant



Steven Sampson

- Burton & Field Pty Ltd
- Town Planner, Surveyors, Water Servicing Coordinators

Established in Liverpool in 1978, we have been providing surveying and design services to the project building and land development industries for over 40 years.



Dominico Mosca

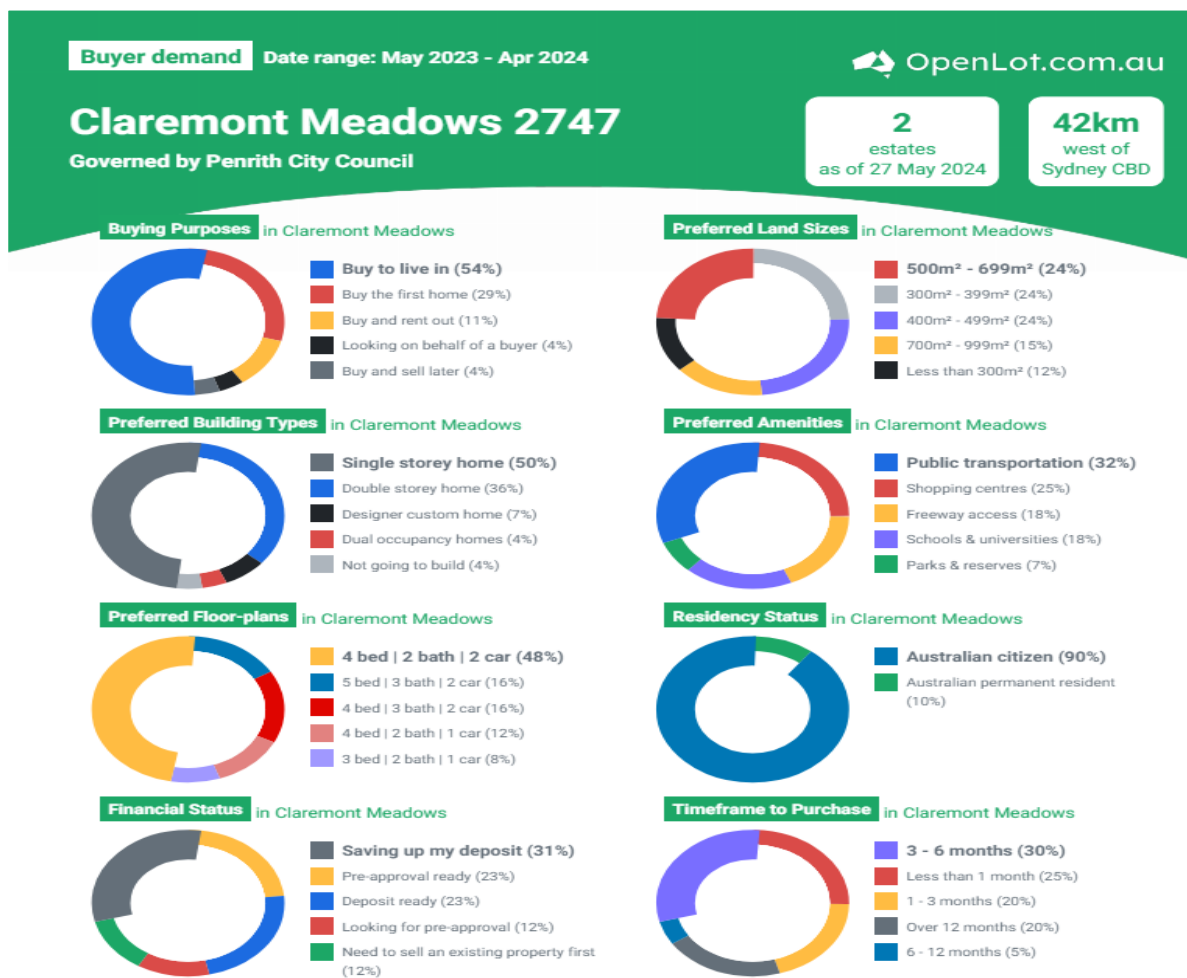
- Marsden Law Group

Dom has practiced in Liverpool for approximately 40 years with an emphasis in Property and Commercial Law.

Suburb Overview & Demographics: Claremont Meadows

The typical buyers in Claremont Meadows are University Educated Married couples with families. (2021 Census appended)


The proposed 550m² lots are ideal for 3-to-4-bedroom dwellings to suit the typical buyer of the Claremont Meadows. Buyer Demand Index below (Source: Openlot.com.au). This can also be accommodated by the CDC Duplex compliant lots increasing the diversity of this Development. Noting that there are some anticipated updates to CDC legislation making ALL lots within this project as potential future CDC compliant lots.



Comparable Sales

The Neighboring Development 'Claremont Meadows Estate' are currently pre-selling lots starting at \$1.1m.

Comparable: Land sold



Jim Aitken Partners Andrew Lia

\$1,275,000

68 Cadda Ridge Drive, Caddens

626m² | Residential Land

Sold on 07 Jun 2023

<https://www.realestate.com.au/property-other-nsw-claremont+meadows-145075332>

Added 5 days ago


312-316 Caddens Road, Claremont Meadows, NSW 2747

5 2 2 Other

LAND ONLY OR HOME AND LAND - YOU CHOOSE!

Ready to take the next step?

Make an offer



Central Park Claremont Meadows Off-Leash Dog Park M4 Motorway

CADDENS RD SILKWOOD AVE

PT98

99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121

122 123 124 125 126 127 128 129 130 131 132 133 134

PT98

96 97

4

TAG

HOME LOAN CALCULATOR

\$5,911/month estimated repayment

Calculate

How much could you offer?

Create offer guide

New

TAG

Vedant Agrawal

5.0 (440 reviews)

A	B	C	D	E	F	G
Lot Number	Stage	Size	Frontage	Aspect	Estimated Registration	Price
105 C	1	555	14.7	W	Q4 2024	\$1,100,000
106	1	552	18.4	W	Q4 2024	\$1,100,000
118	1	551	17.1	W	Q4 2024	\$1,098,000
119	1	550	17.1	W	Q4 2024	UNDER CONTRACT
120 C	1	550	17.1	W	Q4 2024	\$1,096,000
121 C	1	550	17.1	E	Q4 2024	\$1,096,000
122	1	550	16.6	W	Q4 2024	UNDER CONTRACT
124	1	578	19.9	N	Q4 2024	\$1,114,000
125	1	552	17.8	S	Q4 2024	\$1,100,000
126 C	1	660	24.7	W	Q4 2024	UNDER CONTRACT
128 C	1	553	15.5	W	Q4 2024	\$1,102,000
129	1	552	17.8	N	Q4 2024	\$1,100,000
131 C	1	657	24.6	W	Q4 2024	\$1,223,000
C - Corner Lot						
B - Battleaxe Lot						

On Market Properties

Lot 133/312-324 Caddens Rd, Claremont Meadows NSW 2747



\$1,683,721

Lot 108/312-324 Caddens Rd,
CLAREMONT MEADOWS NSW 2747

🛏 4 🚗 2 🚗 2 🏠 551m²

New house and land



G.J. Gardner

From \$1,622,682

Lot 118 Silkwood Avenue,
CLAREMONT MEADOWS NSW 2747

4 2 2 551m²

New house and land



G.J. Gardner

From \$1,607,804

Lot 119 Silkwood Avenue,
CLAREMONT MEADOWS NSW 2747

4 2 2 550m²

New house and land



NORTH
HOMES

\$1,569,533

Lot 113/312-324 Caddens Rd,
CLAREMONT MEADOWS NSW 2747

4 2 2 550m²

New house and land

Valuation

No formal valuation has been conducted to date.

Project Financials & Funding

Project Feasibility

Below is an initial feasibility. The below has been established to the extent of the current knowledge to date and is subject to change throughout the lifecycle of the Project and may be subject to factors outside the reasonable control of the Developer.

Item	Rate	Quantity	\$	Notes
Purchase ex GST			\$14,500,000.00	
Stamp duty			\$725,000.00	Assumed Premium Transfer Duty not applicable
Council Contribution			\$1,700,000.00	To be confirmed during Due Diligence.
Construction	125000	22	\$2,750,000.00	
Finance Costs			\$1,000,000.00	Provisional Sum and Subject to Entity Structure.
Fees and Consultants	12.50%		\$343,750.00	
Total Expenditure			\$21,018,750.00	
GRV			\$26,868,000.00	See price schedule - Based on 22 lots
Total GRV			\$26,868,000.00	
Total Expenditure			\$21,018,750.00	
Gross Profit			\$5,849,250.00	
GST Margin Scheme			\$531,750.00	
Net Profit			\$5,317,500.00	
POC			25.30%	

Estimated Lot Price Schedule

Lot No	SQM	\$/SQM	Price	Notes
401	804	2000	\$ 1,608,000.00	Existing House
402	574	2000	\$ 1,148,000.00	
403	574	2000	\$ 1,148,000.00	
404	810	2000	\$ 1,620,000.00	
405	654	2000	\$ 1,308,000.00	
406	550	2000	\$ 1,100,000.00	
407	550	2000	\$ 1,100,000.00	
408	550	2000	\$ 1,100,000.00	
409	551	2000	\$ 1,102,000.00	
410	551	2000	\$ 1,102,000.00	
411	685	2000	\$ 1,370,000.00	
412	750	2000	\$ 1,500,000.00	
413	553	2000	\$ 1,106,000.00	
414	553	2000	\$ 1,106,000.00	
415	550	2000	\$ 1,100,000.00	
416	550	2000	\$ 1,100,000.00	
417	553	2000	\$ 1,106,000.00	
418	584	2000	\$ 1,168,000.00	
419	550	2000	\$ 1,100,000.00	
420	551	2000	\$ 1,102,000.00	
421	650	2000	\$ 1,300,000.00	
422	737	2000	\$ 1,474,000.00	
			\$ 26,868,000.00	

Summary of Funding Required

The developer is seeking \$1.8m now in order to progress the project through to Development Approval stage, at which point further funds will be raised for the construction phase in approximately 9-12 month time.

The developer is offering a 15% annualised interest rate on the funds for this phase of the project, paid upon project completion.

The minimum term for the funds shall be 3 months, however it is preferred that the funds remain within the project for the duration of the project (anticipated 24 months).

Security of the funds is by way of a PPSR registered charge over the development entity along with a personal guarantee by one of the Directors in the project.

Prospective Opportunities for the site:

This prime site is ideally situated just 400 to 800 meters from the upcoming Orchard Hill metro station.

With the NSW Government's ambitious overhaul of planning laws, this location stands to benefit significantly from Transport-Oriented Development (TOD) and the State Environmental Planning Policy (SEPP).

Set to take effect in mid-July 2024, these forward-thinking reforms will transform R2 zoned land, previously restricted to detached housing, by permitting the development of "missing middle" housing types such as terraces, townhouses, and manor homes.

What makes this even more exciting is that the new regulations will bypass local council objections through state planning laws, employing "non-refusal standards" to ensure compliance. This opens up remarkable opportunities for us to secure approval for developing duplexes or townhouses on this highly sought-after site.

