

Development of Townhouses in Melbourne



2017



Indicative Photo 3 level Townhouse



Asia Pacific Group Limited has a unique product for investors when developing townhouses in Australia due to our positioning of the security, the return on funds invested and we guarantee the coupon through one of America's largest banks.

The highlights of our Townhouse product are as follows.

- No project is considered without a minimum 50% profit on funds employed.
- We never place more than 40% of APG's funds into anyone project cost.
- APG is never exposed to more than 20% of the completed value of each project.
- We then pre-sell the townhouses before construction starts to cover the full cost of the project debt.
- We have quality builders guarantee delivery to our bank before they start.
- We cost into every project the coupon which forms part of the feasibility and the security that must be re-paid before anyone else.
- We locate sites for development in established suburbs with proven values.
- We develop in areas where the demand for housing exceeds supply.
- Our management team have been financing and developing property for 30 years.

We adopt banking methodology. APG is never exposed to more than 20% on a Loan to Value Ratio (LVR). We maintain banking procedures and principles for advancing funds.

"We have tailored a financial product through property that is virtually risk free".

Supply of Projects;

APG currently has two prime sites in Melbourne already financed. Both are bayside in excellent locations similar in location to Santa Monica, CA. We have attached the feasibility and finishes to our Highett, project for your review that show the quality and design of this up market development.

APG would normally place up to \$8 million in this project representing 40% of the end cost being \$21 million. That is only 20% exposure of the end value of the development which is extremely conservative on any banking standard.

We are currently looking at a number of sites for future development and aim to have 10 to 15 projects underway over the next 12 months that will revolve every 12 to 18 months. Therefore we need an average of USD\$80 Million to \$120 Million raised from investors for distribution into projects in Australia.

We will deliver a pipeline of projects to employ the funds and maintain the quality and security which is unique to APG.

Zoning of properties for Townhouses

We only purchase land in residential zones where government have already categorized the land under planning laws for townhouse use. Our architects and town planners prepare applications that are compliant with planning rules and regulations.

The Bank Guarantee 10.25%

We cost into every project 10.25% as a rate on debt. We calculate that figure in the total project cost that forms part of the security documents prepared by our lawyers on behalf of APG. The security is not released unless APG is fully repaid allowing us to structure the guarantee to our investors.

We decided to add the most respected form of commitment back to our investors by providing a bank guarantee on the coupon from one of Americas's largest banks.

Our Experience

Our management have been developing property for thirty years with a portfolio of completed projects that total \$400 Million.







Project Data



Status

Completed 2015

Location: Heidelberg Road,
Alphington

Overall Site Area: 7276m²

Yield: 55 Townhouses

Developer: Gurner TM



SAINT GEORGE
BENTLEIGH EAST



3 bed, 2 bath, 2 cars from \$899,500

[Enquire](#)