



RICARD SECURITIES

Update

Ricard Property 201502#01 Fund

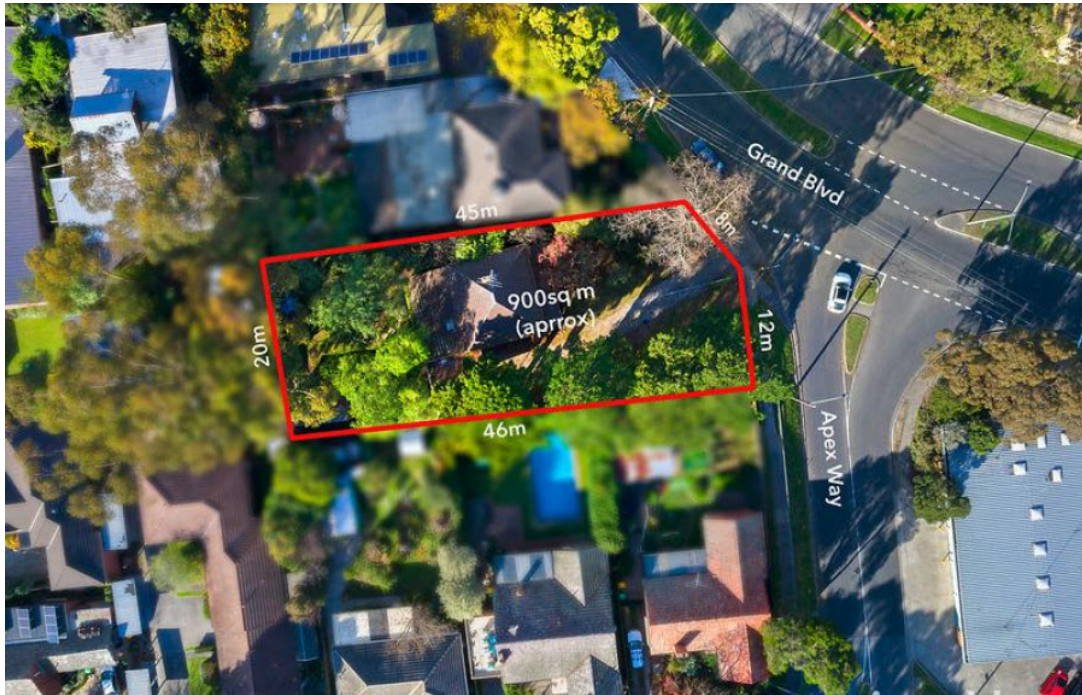
Development Project : 5 Grand Boulevard Montmorency Vic 3094

Summary of timeline

Investment Offer issued	6 June 2017
Land purchased	26 June 2017
Land purchase settled	28 August 2017
Preparatory work completed	18 September 2017
<ul style="list-style-type: none">• Surveys and all other planning associated reports• Architectural design brief• Sales and marketing review• Build Cost re-estimate	
Application for Planning Permit to be lodged	22 September 2017
Anticipated date of Permit issue	May 2018
Stage 1 Investment returns paid	June 2018

Images of the property

Aerial View



Street View

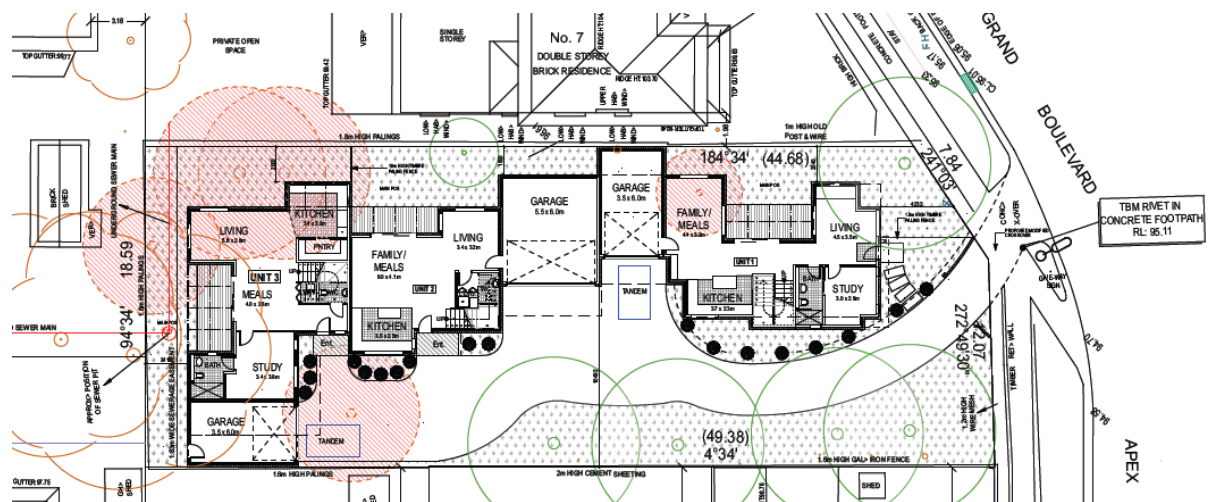


This development is the construction and sale of 3 Up-market Townhouses. The site is level, beautifully treed and the design takes full advantage of these natural assets. The opinion of our local agent is that there will be strong interest for the style of what is proposed and this should reflect in selling prices.

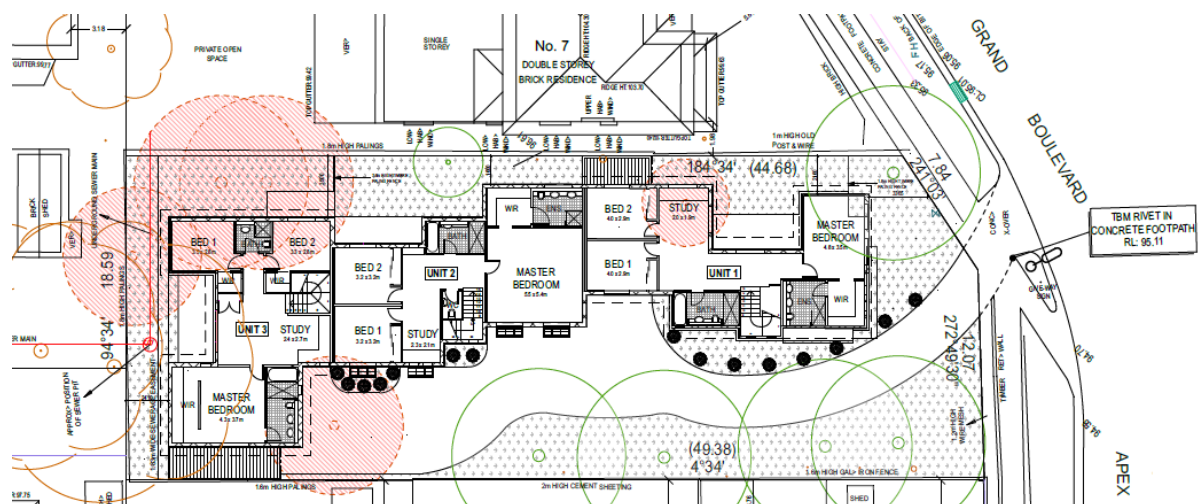
Floor Plans

These are as at 18 September – only minor modifications will to be made before inclusion in Permit Application

Ground Floor



First Floor



Whilst the investment offer remains open, allocations of only \$19,000 remain and carry the fixed 15% return per the offer document.

Those investing this remainder earn 15% over 9 months and this equates to a strong 19.9% p.a. (annualised return)

The trigger for the Stage 1 investment return payout is a revaluation of the project on acquiring the permit and the re-financing to launch Stage 2 – the construction/sale phase.

Please let me know if there are any questions.

Michael van Cuylenburg
Director
20 September 2017