

2021

AVANI
CENTRAL COAST

INVESTMENT MEMORANDUM

DEVELOPED BY:
AVONDALE
PROPERTY GROUP



WELCOME TO "AVANI"

"Avani" is located in Woy Woy on the Central Coast. Woy Woy is known as the Venice of Australia with its clear waterways amongst the Brisbane River. The Central Coast Town attracts many tourists each year and is famous for its wonderful scenery, beaches, mountains, outdoor activities and fishing.

LOCATION

"Avani" is located on the corner of Blackwall and Farnell Road Woy Woy. Woy Woy is located on the northern part of Woy Woy Peninsula a populated estuarine peninsula on the Brisbane Water. It is situated in close proximity to the popular Umina and Ettalong Beach, Booker Bay and Blackwall.

AREA PROFILE

The size of Woy Woy is approximately 19 square kilometres. It has 18 community and national parks covering nearly 53.7% of total area. Households in Woy Woy are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Woy Woy work in a professional occupation.

Compared to the rest of Australia property values in Woy Woy have performed very well. The median price increase in value for units in Woy Woy was 14.69% in the 12 months to July 2021 Making it one of the fastest growing suburbs in Australia.

Overall the NSW Central Coast has one of the lowest rental vacancy rates in the state at only 0.7% from 4.3% in January 2021 according to the Real Estate Institute of NSW. The growing demand for housing in the area is largely due to an increase in traditional city dwellers relocating to regional areas as a result of the pandemic for a more balanced lifestyle.



PROJECT BACKGROUND

The project spans over 5 existing residential lots with a total site area of 3,721 sqm. "Avani" will be a boutique development of 34 lifestyle Residences including 27 apartments and 7 townhouses. Time frame for delivery of the project and development is expected to be 18 months to 24 months.



PROPOSED DEVELOPMENT

- 01** Develop 34 Boutique Residences consisting of 27 apartments and 7 townhouses to be known as "Avani"
- 02** "Avani" is within close proximity to shops, schools, CBD and a distance of 250m from the waterfront
- 03** Uniquely designed residences with a roof top communal area with views over Woy Woy and surrounds
- 04** A level of sophistication and luxury that will be the benchmark for the area

BENEFITS FOR "AVANI" RESIDENTS

- Prime location approx. 750m from the Town Centre and 250m to the waterfront
- Coastal living along the Brisbane Waters
- Secured residences including underground basement parking
- Roof top terrace communal area with spectacular views
- Serene waterways, pristine beaches, and lush national parks
- Beautiful boardwalks, cycle paths, child and pet friendly spaces that give a real sense of community

THE OPPORTUNITY

APG is pleased to present an exclusive opportunity to a limited number of investors to participate in a secure equity investment in a "multi-million dollar" boutique residential development.

Situated on the pristine Central Coast at Woy Woy, Avani will set a benchmark in lifestyle living and will be a high returning investment for those that are quick to seize the opportunity for equity participation.



INVESTMENT DESCRIPTION

APG will be raising \$6 million as equity contribution to secure and develop Avani. APG is offering a limited number of investors an opportunity to invest in this boutique residential project. With investments starting from \$100,000 and with return on investment (ROI) at 20% per annum paid yearly. We also offer investors an opportunity to purchase a unit at the pre-sale prices.



Coastal Walk Bouddi National Park

To secure your equity participation in this investment contact your introducer/referrer or APG who will confirm availability. Once availability is confirmed fill out the expression of interest (EOI) form within this investment memorandum and forward to APG at info@avondalepropertygroup.com.au along with confirmation of payment of the holding deposit to secure your equity participation.

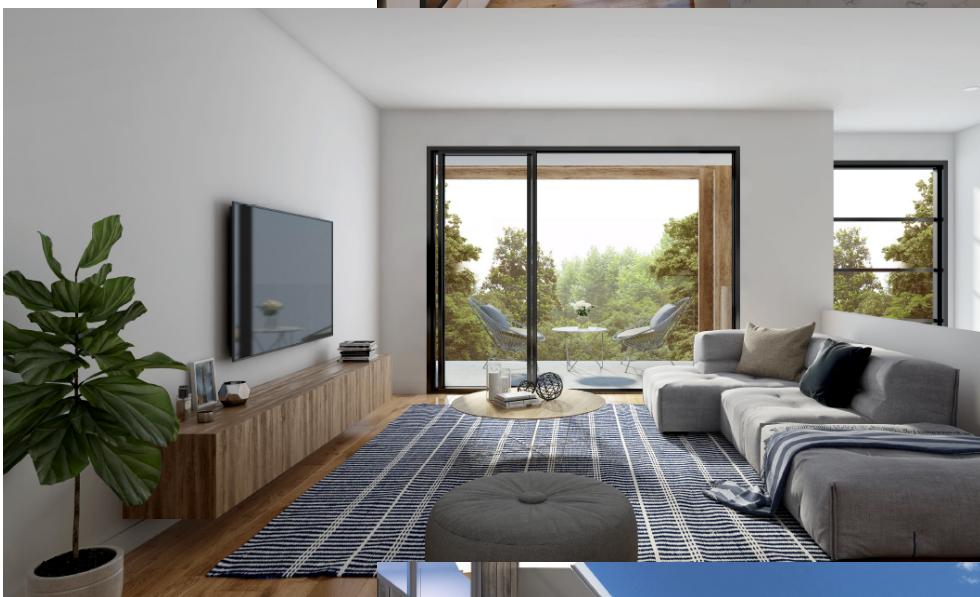
Once your initial deposit and EOI form have been received then your position to partake in this equity investment will be secured and your introducer/referrer will be notified.

At this point your participation is now secured and the balance of your equity investment is to be paid within 14 days by which time contracts and documentation will be drawn up in readiness for you to exchange.

Once the investment cap is reached and all investor funds are received, APG will then proceed to construction certificate (CC) and construction/development funding will be secured ahead of settlement. While it is anticipated construction will commence within three months of settlement and is expected to take 18 to 24 months to complete, investors have the option to be paid out in a minimum 12 months or at 24 months.

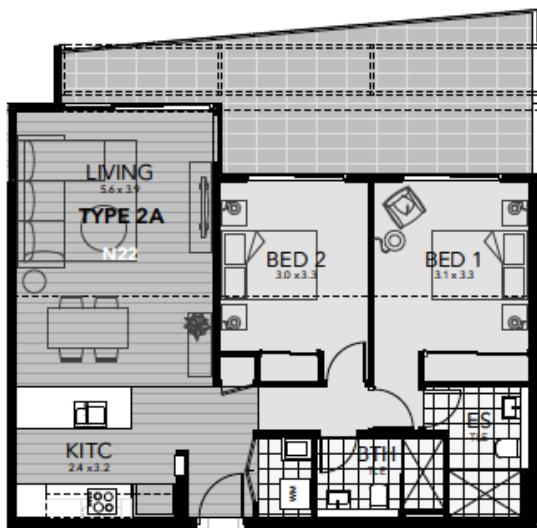
"AVANI" LIFESTYLE BY DESIGN

Cnr Blackwall Road and Farnell Road, Woy Woy



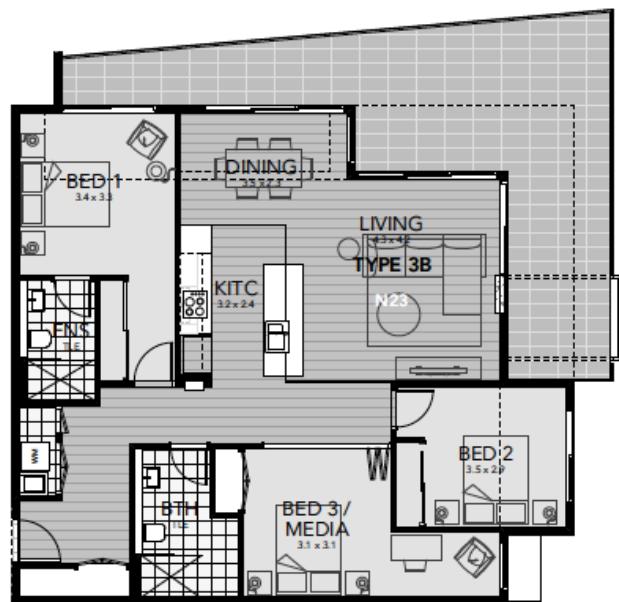
Below Image:

**Example of 2 bedroom unit floor plan,
with 2 baths and 2 car spaces**



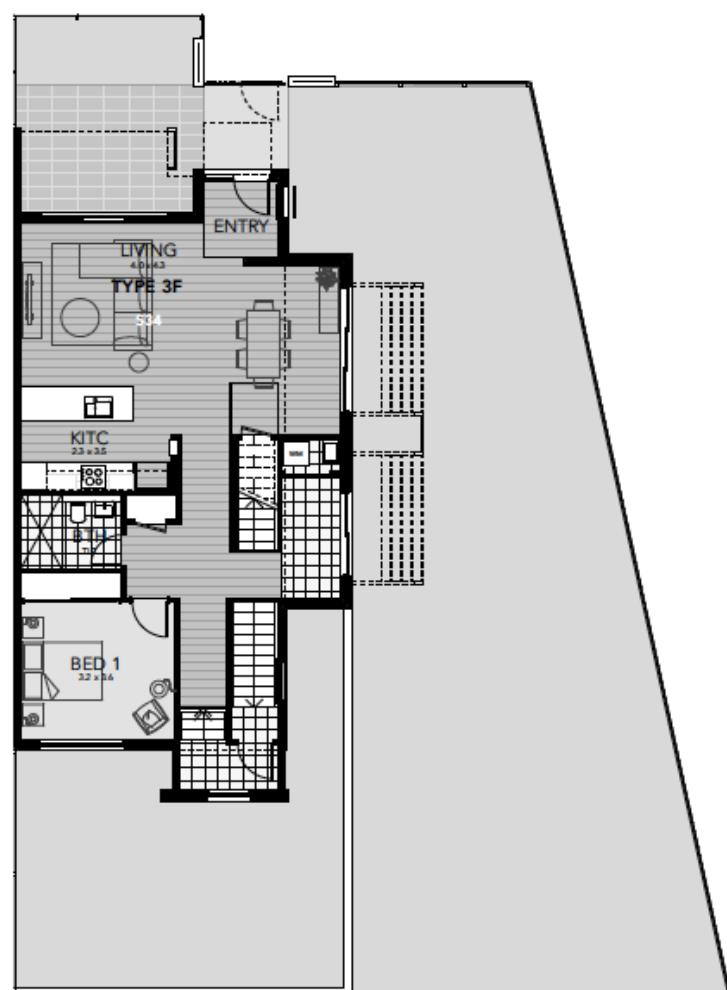
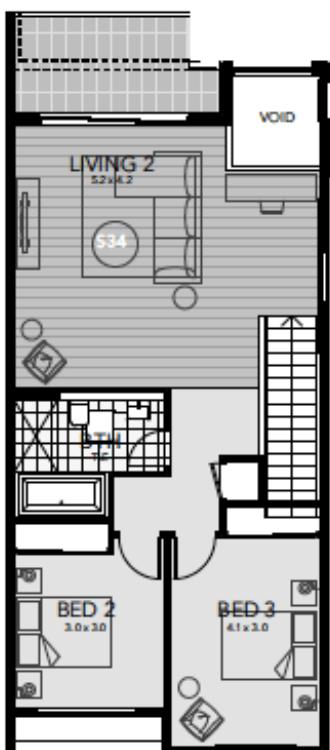
Below Image:

**Example of 3 bedroom unit floor plan
with 2 baths, NE corner views , 2 car spaces**



Below Image:

**Example of 3 bedroom double storey townhouse
floor plan, with 2 living areas, 2 car spaces**





RETURN TO INVESTORS

With a minimum investment of \$100,000 investors will receive a fixed return on investment (ROI) of 20% p.a. on their capital paid yearly.

The investment will be secured as a pool of syndicated investment funds secured against the project with second mortgage on title and both Company and Director guarantees.

Being a development of such high quality, "Avani" will by its very nature secure investors capital with the demand and interest that will be created by owner occupiers vying for their slice of paradise on the Central Coast.

Investing in "Avani" is more than building residential dwellings. It's about setting a new benchmark in high end boutique residential developments that elevate the resident to a higher standard of living.



Ettalong Beach

AVONDALE

PROPERTY GROUP

DEVELOPED BY AVONDALE PROPERTY GROUP
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