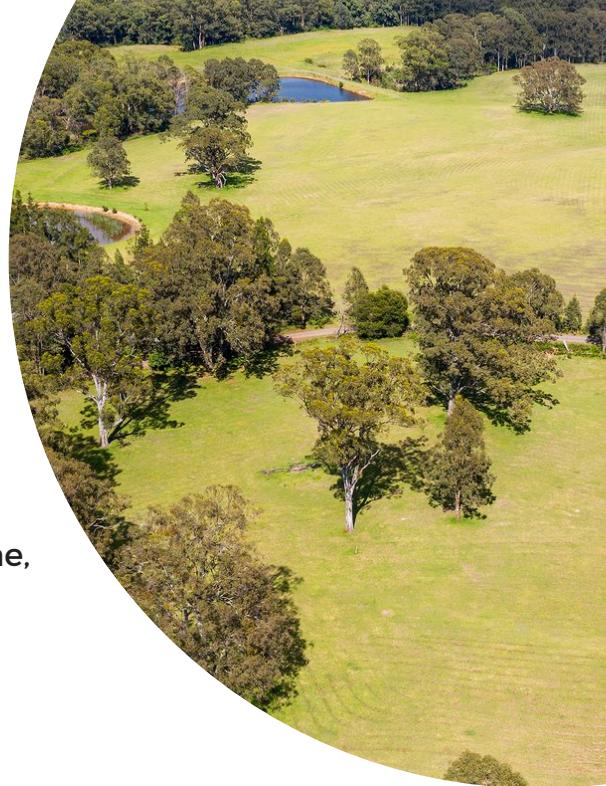


2021

THE MEADOWS
KANGAROO VALLEY

INVESTMENT MEMORANDUM

DEVELOPED BY:
AVONDALE
PROPERTY GROUP



THE MEADOWS

"The Meadows" is located 3 minutes drive from the Village centre in Kangaroo Valley. The region attracts many tourists each year and is famous for its food, wine, history and outdoor attractions.

PROJECT BACKGROUND

The land area is 98 acres (approx. 40 HA) with dams, bushland and native wildlife. The Meadows will be developed as a luxurious lifestyle subdivision with 20 fully serviced acreage lots under community title. Time frame for delivery of the project and development is expected to be 48 months to 60 months.

LOCATION

"The Meadows" is located at 28 Gum Tree Lane, Kangaroo Valley NSW. It is located in a pristine area south of the Southern Highlands and within the Shoalhaven.

PROPOSED DEVELOPMENT

01

Develop 20 lifestyle acreage lots (15 x 1 acre and 4 x 2 acre with residual community land

02

Provide a luxurious lifestyle for residents including the benefit of a range of facilities and amenities within the development

03

Build a luxurious community that is in keeping and at one with nature and the landscape within which the community exist

04

Timeframe for development is 48 - 60 months

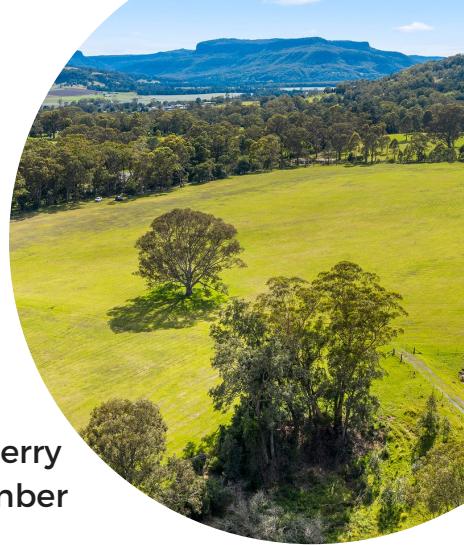
BENEFITS FOR RESIDENTS

- Access to Private Bush land and horse riding trails
- Water filled Dams for recreational use
- Mountain bike tracks
- Access to Devon Hills and Golf Course
- Native scenery with wildlife
- Resident owned horse stables & facilities
- Bush walking tracks
- Community recreation centre

THE OPPORTUNITY

APG in conjunction with its marketing partners Belle Property Berry are pleased to present an exclusive opportunity to a limited number of investors to secure their slice of paradise.

The opportunity is to secure a "Million Dollar" one acre parcel of land within "The Meadows", what will soon be known as one of the most prestigious and exclusive estates in the Shoalhaven/Kangaroo Valley for a minimal investment starting from \$150,000.



INVESTMENT DESCRIPTION

APG is offering a limited number of investors an exclusive opportunity to secure a parcel of land from \$150,000 to \$250,000.

To secure this investment contact your introducer/referrer or APG who will confirm availability of lots. 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 investment.

Once your investment deposit and EOI form have been received the parcel of land will be secured and your introducer/referrer will be notified.

At this point you are now secured and the balance of your investment is to be paid within 14 days by which time a detailed conceptual engineering and town planner masterplan will be provided to illustrate the entire project and more specifically the parcels of land.

Upon payment options/contracts will be exchanged between APG (or its nominated purchasing entity) and each investor for each individual parcel of land.

Once all investor funds are received APG will then proceed to settlement and the planning/rezoning and eventually the development construction process will commence. The planning process is expected to take 48 to 60 months with construction to take 18 to 24 months thereafter.

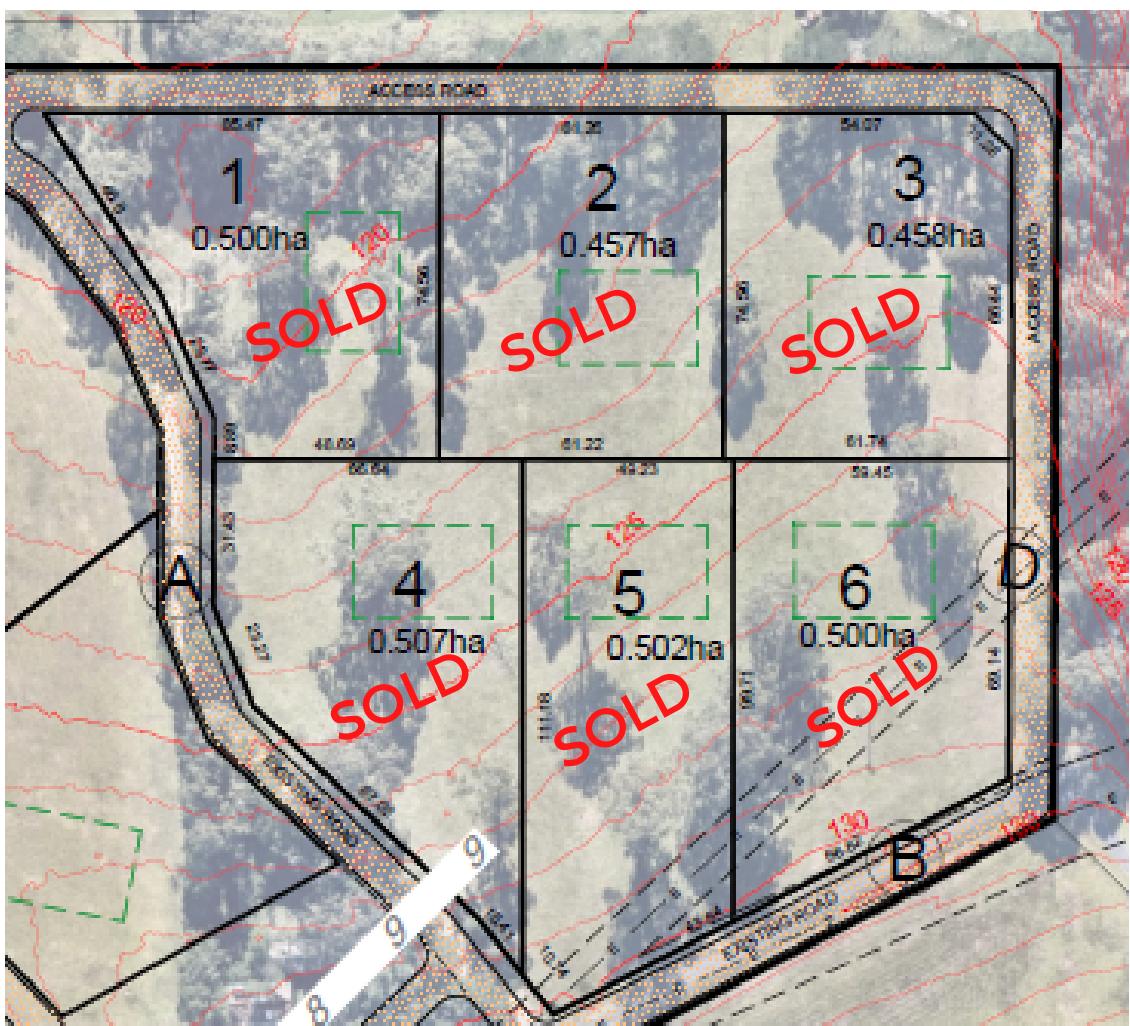
THE MEADOWS

Access Address: 28 Gum Tree Lane, Kangaroo Valley NSW 2577

Registered Address: 245 Mount Scanzi Road, Kangaroo Valley
NSW 2577



Left Image:
Aerial image
outlining boundary



Right Image:
Stage One:
Concept layout of
1 acre lots



THE MEADOWS

28 Gum Tree Lane, Kangaroo Valley NSW 2577

INVESTMENT OPTIONS PRE-SALE LOTS FOR STAGE 2

Lot Number	Category	Approx. Land Size*	Price	Holding Deposit
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
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SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
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SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
SOLD	1 acre	4,046+ sqm	\$150,000	\$15,000
11	2 acres	8,093+ sqm	\$250,000	\$25,000
12	2 acres	8,093+ sqm	\$250,000	\$25,000
16	2 acres	8,093+ sqm	\$250,000	\$25,000

Below Image:

Stage Two: Concept layout of 1 acre and 2 acre lots



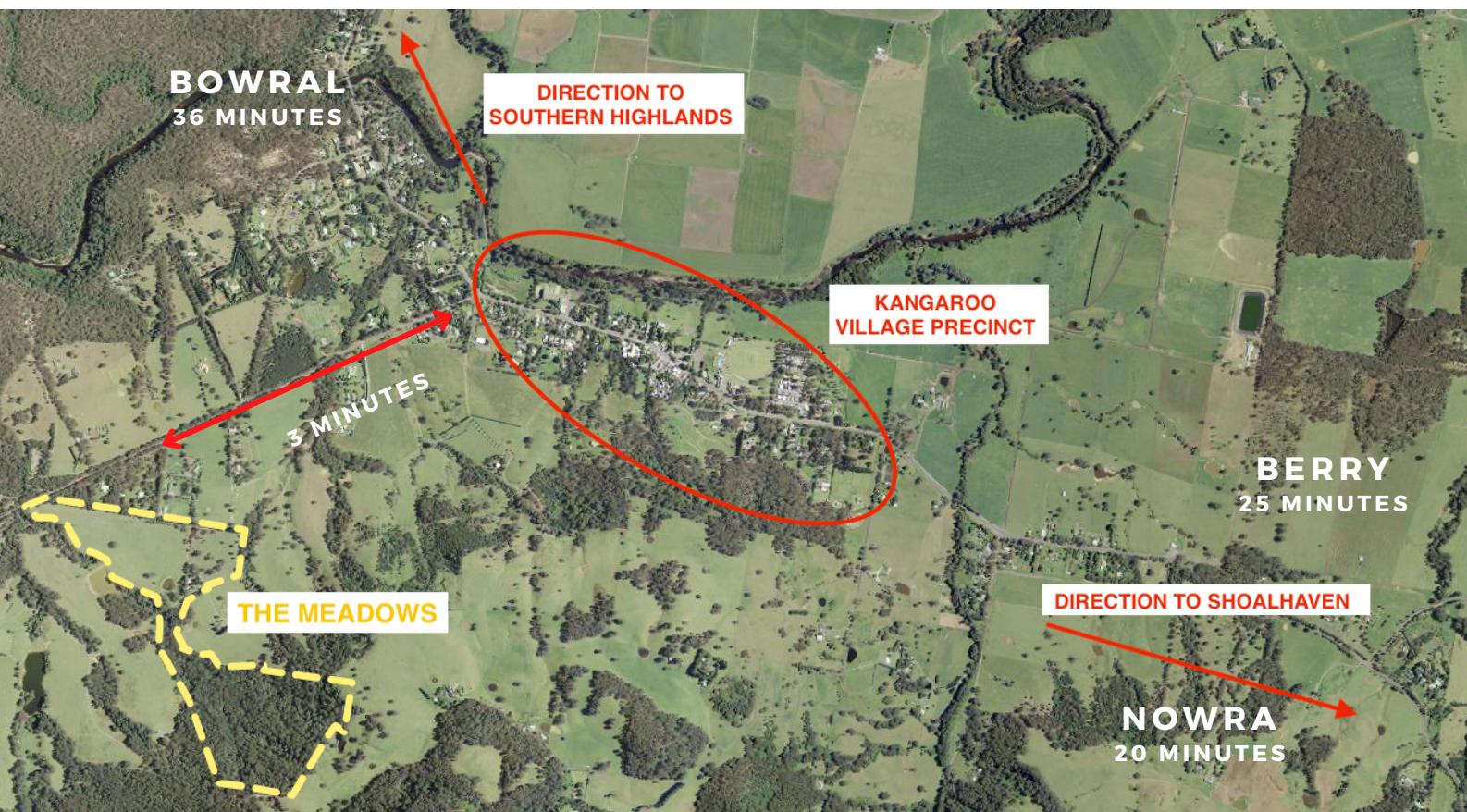
BENEFITS / RETURN TO INVESTORS

From a \$150,000 investment in September 2021, investors have the opportunity to secure a parcel of land in an exclusive subdivision for a fraction of its completed value of \$1 million. In addition investors will also receive 10% p.a. payable six monthly during the term of the project.

Clients will be secured through an investment security company that will hold a second mortgage on behalf of all investors. If the subdivision is not approved investors have a safety net return of 20% p.a. subject to the term of the investment and return of their capital, all payable at the end of the term. In addition to the above, the investment security company will also hold options on a number of lots in a rezoned subdivision to be completed by Avondale Property Group at Meroo Meadow. Which will further enhance the security and protection for clients.

Owners/residents will have the benefit of an unsurpassed luxury lifestyle with access to the exclusive amenities available within the development itself as well as Devon Hills Resort & Spa and the Kangaroo Valley Golf Club.

PROPERTY LOCATION





AVONDALE PROPERTY GROUP

DEVELOPED BY: AVONDALE PROPERTY GROUP
DEVELOPMENT SERVICES BY: QC PROJECT MANAGEMENT PTY LTD

CONTACT US

Avondale Property Group
Phone: 0478 039 002
Email: info@avondalepropertygroup.com.au

Disclaimer

Avondale Property Group and its related businesses make no representation and give no warranties as to the accuracy of the preceding information and does not accept any responsibility for any errors or inaccuracies in or omissions from the information contained therein (whether negligent or otherwise) and Avondale Property Group shall not be liable for any loss or damage how so ever arising as a result of any person acting or refraining from acting in reliance on any information contained therein. No reader should rely solely on the information contained in this report as it does not purport to be comprehensive or to render specific advice.

Any prospective investor should consider their personal circumstances when assessing the suitability of an investment property. Prospective investors should make independent enquiries to confirm relevant details as well as consult their professional advisers.

Any reference to a profit or return is a sum achieved at the end of the development, or a notional uplift, assuming that all expenses are in accordance with the feasibility and the market remains constant and does not decline. This disclaimer does not purport to exclude any warranties implied by law, which may not be lawfully excluded.

The advice contained in this report is general advice and its preparation has not taken into account any person's circumstances, objectives, financial situation or needs. An intending purchaser should assess the suitability of any investment or development in property in light of his or her own needs and circumstances, which they can do themselves or by consulting an appropriately licensed financial adviser and/or taxation specialist.