

2021

HIGHLANDS
ESTATE
CITY OF SHOALHAVEN

INVESTMENT MEMORANDUM

DEVELOPED BY:
AVONDALE
PROPERTY GROUP

THE "HIGHLANDS ESTATE"

The "Highlands Estate" is located in the village of Barrengarry within the Kangaroo Valley region, one of only seven enclosed Valleys in the world. The region attracts many tourists each year and is famous for its food, wine, history and outdoor attractions.



LOCATION

"The Highlands Estate" is located at 2319 Moss Vale Rd, Barrengarry NSW. In the village of Barrengarry, 3 minutes drive from the Kangaroo Valley village centre. It is located in a pristine area south of the Southern Highlands and within the Shoalhaven.

PROJECT BACKGROUND

The project spans 200 acres (approx. 80 HA) with dams, bushland and an abundance of native wildlife. The Highlands Estate will be developed as a luxurious lifestyle subdivision with over 43 fully serviced acreage lots under community title. Time frame for delivery of the project and development is expected to be 60 to 84 months.



PROPOSED DEVELOPMENT



01

Develop 43 lifestyle acreage lots (8 lots of 1+ acres and over 35 lots of 2-5 acres 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

Develop a first of its kind luxury green community that is prestige living at its best while being at one with nature

04

Timeframe for development is 60 - 84 months

BENEFITS FOR RESIDENTS

- Access to private bush land
- Water filled Dams for recreational use (at "The Meadows")
- Mountain bike tracks and horse riding trails (at "The Meadows")
- Access to Devon Hills Resort & Spa
- Access to Kangaroo Valley Golf Course
- Breathtaking Scenery with native wildlife
- Resident owned horse stables & facilities (at "The Meadows")
- Bush walking tracks

- "Community Hub" to include:
 - Community/function space
 - Fitness and sports complex including tennis courts, multipurpose court, squash court, swimming pool and gym
 - BBQ/picnic areas
 - Kids Playland
 - Community produce garden
 - Community Rose garden
- Community Hub to be Off Grid & Eco friendly





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 "Highlands Estate", 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 one of 20 parcels of land from \$150,000 to \$300,000.

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 one acre 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 60 to 84 months with construction to take 18 to 24 months thereafter.

INVESTMENT OPTIONS

PRE-SALE LOTS



Lot Number	Category	Approx. Land Size*	Price	Holding Deposit
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
3	1+ acre	4,500 sqm	\$150,000	\$15,000
4	1+ acre	4,500 sqm	\$150,000	\$15,000
5	1+ acre	4,500 sqm	\$150,000	\$15,000
6	1+ acre	4,500 sqm	\$150,000	\$15,000
7	1+ acre	4,500 sqm	\$150,000	\$15,000
SOLD	1+ acre	4,500 sqm	\$150,000	\$15,000
11	2+ acres	9,500 sqm	\$250,000	\$25,000
12	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
15	2+ acres	9,500 sqm	\$250,000	\$25,000
SOLD	2+ acres	9,500 sqm	\$250,000	\$25,000
17	3+ acres	13,600 sqm	\$300,000	\$30,000
18	3+ acres	13,600 sqm	\$300,000	\$30,000
19	3+ acres	13,600 sqm	\$300,000	\$30,000
20	3+ acres	13,600 sqm	\$300,000	\$30,000
SOLD	3+ acres	13,600 sqm	\$300,000	\$30,000
22	3+ acres	13,600 sqm	\$300,000	\$30,000

*Subject to confirmation by the Engineer and Town Planners. Lot variation will not be more than 5% of lot size.

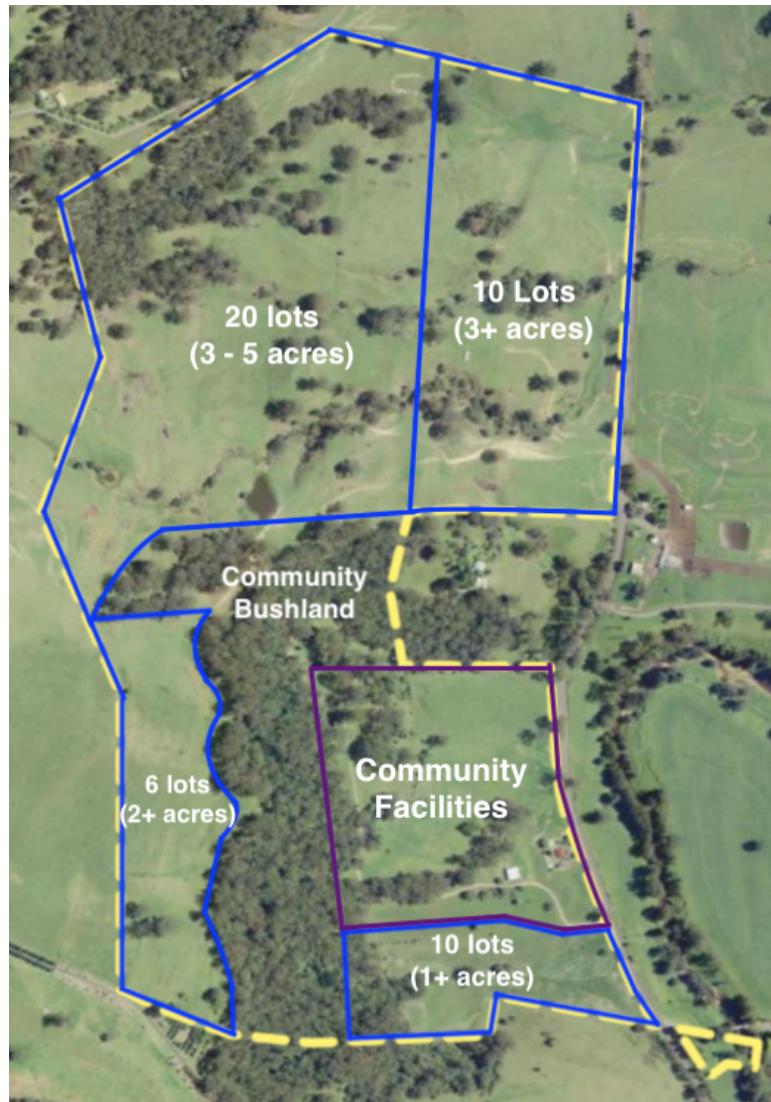


HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Left Image:
Aerial image
outlining boundary
Highlands Estate



Right Image:
Concept layout of
Highlands Estate

HIGHLANDS ESTATE

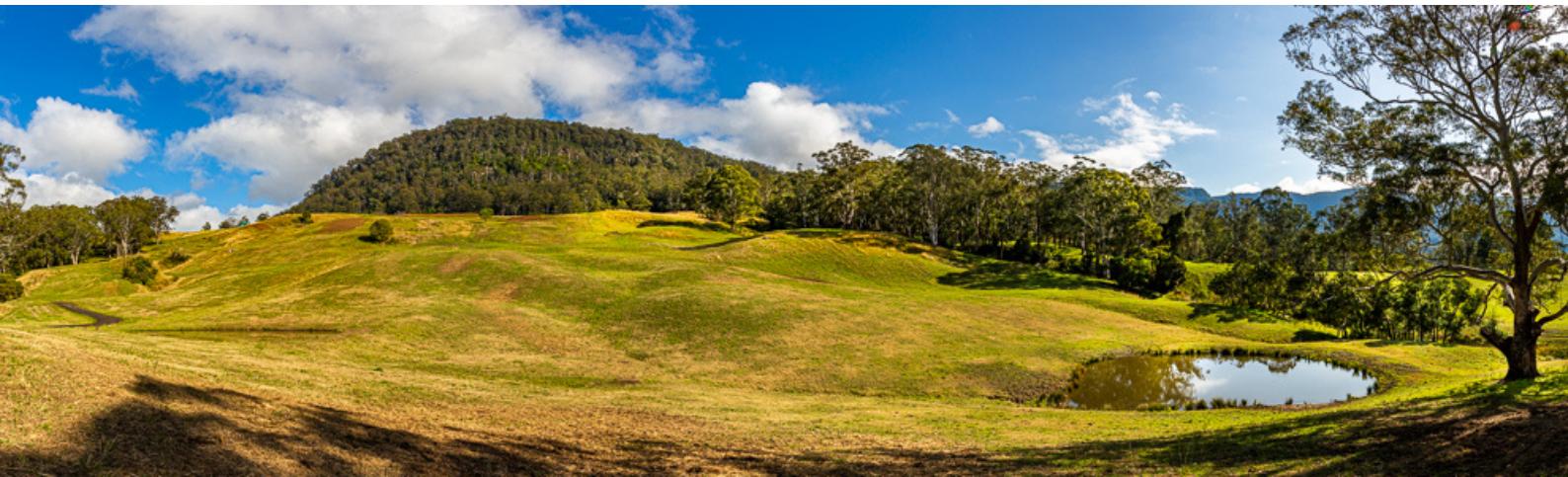
2319 Moss Vale Road, Barrengarry NSW





Left Image:
Concept layout of
2+ acre lots

*"A rare hidden gem, this abundantly fertile grazing land has a rich history and a proud heritage.
Make Highlands Estate your home today."*



HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Above Image:

Aerial view showing location for
1 acre lots and community facilities



Above Image:

Aerial view showing location for the 1 acre lots,
community facilities and 3 - 5 acre lots

HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



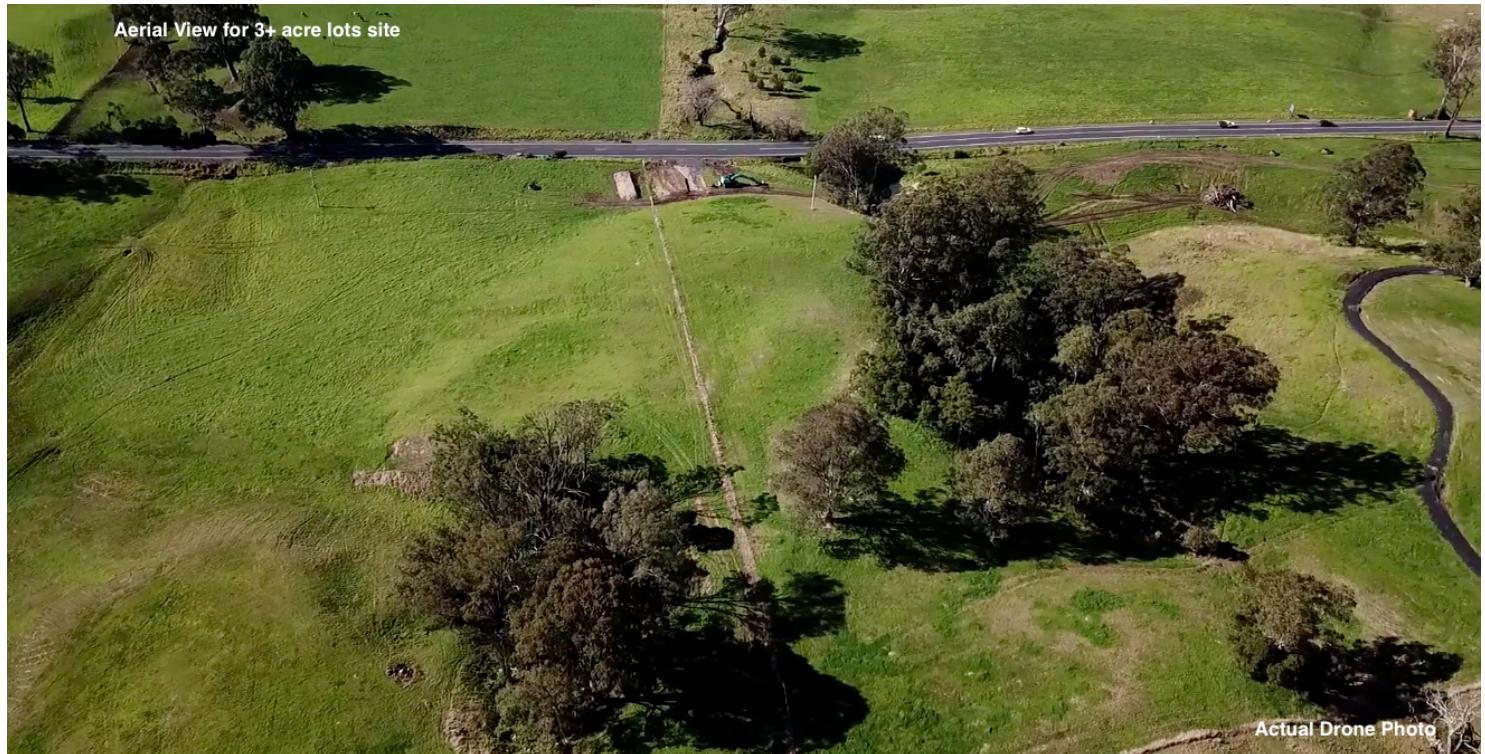
Above Image:
Aerial view showing location for the
1 acre, 2 acre, 3 acre, 3-5 acre lots,
community bushland and facilities



Above Image:
Aerial view showing location for 1 acre,
3 acre lots and community facilities

HIGHLANDS ESTATE

2319 Moss Vale Road, Barrengarry NSW



Above Image:
Aerial view showing location for 1 acre,
3 acre lots and community facilities



Above Image:
Aerial view showing location of 3 acre lots

BENEFITS / RETURN TO INVESTORS

For an investment from \$150,000 in September 2021, investors have the opportunity to secure a parcel of land in an exclusive subdivision for a fraction of the completed value of \$1.25 to \$2.5 million each. 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, the Kangaroo Valley Golf Club and "The Meadows".



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.