

12% Per Annum Preference Share Offer



Objective

To provide our Investors with easily understood investment offerings with a simple return attached.

To enable the final completion of civils works, titles registration and house & land sales campaign to commence.

Outline

The purpose of these preference shares is to raise final funding for full civil completion, registration of Stage 1 and ongoing sales and management of the Development.

Summary of the offer

- Valuation for individual lots - \$14,775,000 - [as if complete](#)
- Preference Share offer to \$1.46 million, in \$50,000 increments. Investment is available by one or multiple entities
- 12-month term
- 12% p.a. interest capitalised monthly and paid at the end of the term
- Effective Rate 12.68%
- Preference Shares have priority over ordinary shares
- The Development Company is an SPV as part of a Managed Fund
- First Mortgage Debt existing \$7,041,000

The Offer

A Preference Share offering over land owned by Bryna Parade Residences Development Pty Ltd:

Name: Bryna Parade Residences Development Pty Ltd

ACN: 603 135 271

ABN: [52 603 135 271\(External Link\)](#)

Registration date: 1/12/2014

Next review date: 1/12/2019

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of registered office: ROBINA QLD 4226

Regulator: Australian Securities & Investments Commission

NUMBERS

The Details of the Peer to Peer Preference Shares

Borrower: Bryna Parade Residences Development Pty Ltd

Description	\$
58 Lots at Bryna Parade Residences Development - Valuation	\$14,775,000
Preference Shares	\$1,460,000
First Mortgage Debt @ 1Nov 2019	\$7,041,135
Loan to Value Ratio (Debt and \$1.46m Prefs together)	57.53%
Net interest to preference share-holder (Interest Capitalised)	12% Per Annum
Term of investment	12 Months

Disclaimer

Investment should only be considered after reading in full the contents and the various links embedded in the IM and reading their contents, to gain a full appreciation of the risks associated with this investment. No person is authorised to provide information or make a statement in connection with the Offer described in the IM which is not included in the IM. You should only rely on the information in the IM and its attachments.

Application for investment can only be made on the Application Form provided by VentureCrowd Capital Pty Ltd. If in doubt, please consult a financial planner or other professional adviser. VentureCrowd Capital Pty Ltd may require further information from you to comply with the [Anti Money Laundering and Counter-Terrorism Financing Act 2006 \(AML/CTF\)](#). By applying for the Preference Shares, you undertake to provide us with additional information and assistance that we may require.

The Information Memorandum is general information only and is not intended to provide you with financial advice or take into account your objectives, financial situation or needs. An investment in the Offer is not a bank deposit and carries the risk of investors' not getting a return on their investment. Neither VentureCrowd Capital Pty Ltd, the Borrower, nor their members, associates, directors or related parties guarantee the performance of the Offer, the repayment of capital or any particular rate of return.