1. HOUSING DEVELOPMENT OPPORTUNITY with contracted buy back option

Make a guaranteed profit during the current residential wave!

*In conjunction with Sterling First Projects has arranged for an end buyer to purchase at an agreed price within twelve months of practical completion.

*The end buyer will pay a margin above the house and land cost of 7.5% for dual key houses and 10.0% for triple key houses, with a minimum margin of $37,500.

*The end buyer will also include in the buy back price paid to the investor, the investor's costs up to practical completion of the building inc. transfer duty, settlement fees, mortgage fees and interest during construction on a loan facility up to an 80% loan to value ratio against the property.

*Approvals and construction time frame may range from 4 to 12 months.

*The Investor's security at all times is that the title is in your name until the developer pays cash for these full or partially completed dwellings.

FOR AN INFO PACK, CALL OR EMAIL …NOW

OFFER DETAILS

- Lots and housing packages available for construction are dual and triple key properties located in the Perth greater metropolitan area and major regional areas,
- Sterling First Projects is prepared to enter into a twelve month lease on the property at market rent, Sterling First Projects has arranged for an end buyer to purchase at an agreed price within twelve months of practical completion,
- The end buyer will pay a margin above the house and land cost of 7.5% for dual key houses and 10.0% for triple key houses, with a minimum margin of $37,500,
- The end buyer will also include in the buy back price paid to the investor, the investor's costs up to practical completion of the building inc. transfer duty, settlement fees, mortgage fees and interest during construction on a loan facility up to an 80% loan to value ratio against the property.
- Approvals and construction timeframe may range from 4 to 12 months.

INVESTOR STEPS

- Acquire the land and pay transfer duty on the land only,
- Execute the building contract and fund the construction with progress payments.
- Execute the property lease for Sterling First Projects to rent the property at an agreed market rate for 12 months after practical completion, with the ability to sub lease the property.
- Execute the put and call option to sell property to the end buyer.
- Appoint Sterling First Projects to manage the entire approvals and construction process.

CONTRACTS

- Registration of interest form with a $1,000 deposit.
- Offer and acceptance form to purchase the land.
- Development management agreement for Sterling First Projects to act as project manager.
- Power of attorney form for Sterling First Projects to carry out approvals and construction.
- HIA fixed price building contract with builder.
- Residential tenancy agreement with Sterling First Projects.
- Put and call option agreement to secure the sale of the property to the end buyer.

BUY BACK TERMS

- A Put and Call Option, where the end buyer has up to 9 months after practical completion to exercise the Option to “Call” (acquire) the property, and then settle within 3 months.
- If the end buyer does not exercise the Call Option within 9 months, the investor has 3 months to exercise the Put Option and “Put” the property to the end buyer, forcing the end buyer to acquire the property at the pre agreed price within 3 months.
- The end buyer can “Call” the property at anytime from the commencement of construction of the house, allowing it to settle on its purchase before the house has reached practical completion. In this event there may be no need or requirement for Sterling to commence the tenancy with the investor.

How Does it Work ?? Multiple Income Investment Property Feasibility (Example only)

Dual income property

Land cost	$200,000
Construction	$300,000
Total Direct Cost	$500,000

Deposit or Equity 20%	**$100,000**
Bank Loan 80%	**$400,000**

Based on agreed sale price using the buy back option

Agreed sale price that Developer will buy it back at $537,500

*Profit to investor of *$37,500+*

So in this example, an Investor uses $100k and walks away with $37,500 in as little as 4 - 12 months time… How many times can we repeat this over two year period…. Thats 40% ROI in your first year!! ...and by using your original $100k and multiplying this over two years, you could be up for 5 times that much.

*Additional costs that need to be funded by the buyer during construction will be added to the price paid to the buyer at buy back. ie. settlement fees, stamp duty, mortgage interest costs to 80% of LVR on borrowings for the property.