1300 665 890 Email

Sterling Wholesale Property Rights

Up to 100% return on each $21,000 Right

Rental Management Australia Pty Ltd has teamed up with its alliance partner, Sterling First Projects Pty Ltd ("SFP") to develop a new trust called the Residential Property Investment Trust ("RPIT") to provide investors with an increased yield on residential properties using our unique insight and experience as property management specialists.

sfp sterlingfirstprojects

More Information

If you would like more information about this new exciting investment opportunity, please complete the form below, and we will be in contact with you as soon as possible to discuss how we can help you.

Name *

First *Last*

Email *

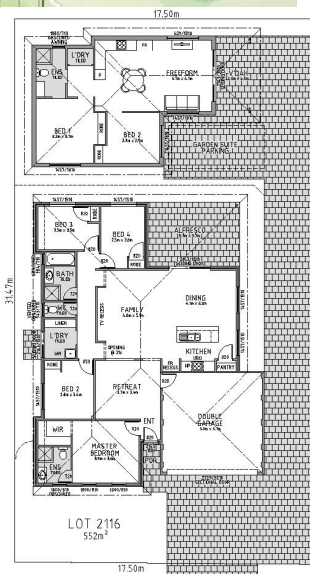
Phone *

Submit

Sterling First Projects Pty Ltd locates and secures suitable lots for its various building solutions. The properties being initially targeted for acquisition by the RPIT have low plot ratios, which allow alternative building solutions and higher income yields. These include, but are not limited, to the following example:

1. Vacant lots in new land releases for approximately $200,000,
2. Construction of front 4 bed, 2 bath house for approximately $200,000,
3. Construction of rear 2 bed, 1 bath (granny flat) dwelling for approximately $120,000.

A number of variations are possible depending on the block, including houses with large numbers of bedrooms suitable for individual letting to students, or lots with two 3 bedroom dwellings, etc.



Limited pre launch special introductory offer

Investors are invited to assist in identifying suitable vacant lots of land for the RPIT to buy.

Investors can achieve up to a 100% return on their capital outlay over a six month period, by acquiring a Sterling Wholesale Property Right for $21,000.

This high investment return is only available by acquiring the Right to purchase the property. However, if the Right holder chooses to proceed with acquiring the property, this $21,000 return represents approximately 5% of the total value of the property.

Sterling Wholesale Property Rights – Offer Summary

- Sterling First Projects ("SFP") is in the process of identifying a limited number of residential land lots as the initial lots to go into a new investment trust - the Residential Property Investment Trust ("RPIT").

- To assist in securing the proposed lots, SFP is providing six month Sterling Wholesale Property Rights ("Right"), affording astute investors the opportunity to participate in the formation stage of the RPIT.
- Each Right can be acquired for $21,000 which will include a right to purchase a residential land lot.
- If the Right holder does not wish to buy the property, and the RPIT elects to acquire the Right, the RPIT will pay the Right holder $42,000 in cash, of which $21,000 is to be invested into RPIT units, which may be redeemed into cash six months after issue, subject to the terms of the RPIT redemption facility.
- If the RPIT does not elect to acquire the Right within six months, the Right holder can put the Right back to SFP and receive 21,000 units in the Rental Management Investment Trust ("RMIT"), which have a current unit price of $1.00

Background Details

The Rental Management Investment Trust ("RMIT") is a managed investment scheme that made an application on 19th June 2013 to be listed on the ASX. The responsible entity is Theta Asset Management Ltd (AFSL 230920) and the Investment Manager is Acquest Corporate Services Pty Ltd. The RMIT has a market capitalisation of approximately $13.3mil and has been making quarterly distributions to investors at an average rate of above 9% pa. Additional tax deferred benefits are expected to flow to investors.

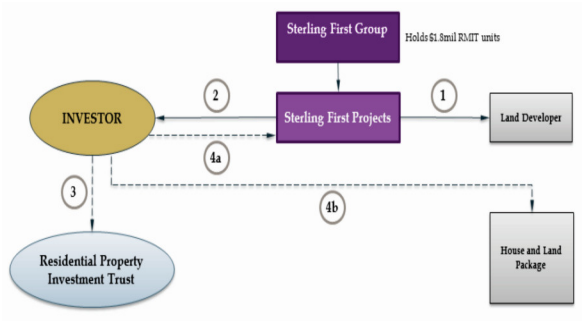
The RMIT provides investors with a unique exposure to Australia's residential property market through investment in a highly diversified portfolio of rental management agreements that provide a high quality, reliable income stream. The RMIT, together with its alliance partner Sterling First Group Ltd (business development, property management and investment management) is well placed to participate in the consolidation of Australia's highly fragmented rental property management industry.

To view a copy of the Spring 2013 **Gordon Capital** independent research report on the Rental Management Investment Trust **click here**

Sterling First Projects Pty Ltd ("SFP") specialises in providing quality projects to property investors. SFP works in partnership with builders, developers and financiers to source competitively priced property solutions. SFP will be responsible for acquiring, building and selling properties for the RPIT. SFP also utilises the property management services of its alliance partner Rental Management Australia Pty Ltd. SFP is a wholly owned subsidiary of Sterling First Group Limited, which holds over 1.8 million $1.00 units in the RMIT.

The management team at Sterling First Group have managed many property and investment trusts, including a residential property trust in the 1980's. Coupled with our dedicated, highly rated property management business and real estate skills, there is significant experience in the specialist management needed to manage a residential property trust.

Sterling Wholesale Property Rights



Right Holder Scenarios

1. The Right holder engages SFP to perform land identification and development services for a fee of $21,000 (inc. GST). SFP will allocate 21,000 RMIT units into a reserve account on behalf of the Right holder.
2. SFP identifies land suitable for acquisition and development by the RPIT.
3. The Right holder has a first right of refusal to acquire the land and enter into a development agreement with SFP to provide a turn key investment property.
4. Alternatively, the RPIT may elect to acquire the Right and then purchase the land and enter into a development agreement with SFP, whereby the RPIT will pay the Right holder a cash fee of $42,000 (inc. GST), six months after the commencement date of the Right agreement, of

which $21,000 is to be invested into the RPIT for at least a six month period.

5. If the RPIT does elect to acquire the Right, the 21,000 RMIT units will be released back to SFP, and the $42,000 fee from the RPIT will be payable to the Right holder, six months after the commencement date of the Right agreement.
6. If the Right holder does not elect to buy the land and the RPIT does not elect to acquire the Right within six months, the Right holder will be issued with 21,000 RMIT units that have been held in a unit reserve account on behalf of the Right holder.

For more information or to register your interest click here

Or call us on

1300 665 890

or email us at
offer@sterlingfirst.com.au

Rights Investment Procedure

1. Register your interest by completing the Registration of Interest form and pay a $1,000 refundable deposit to Sterling First Projects for each Sterling Wholesale Property Right you wish to acquire.
2. Investigate your finance alternatives to fund the investment.
3. Contracts for the Sterling Wholesale Property Rights, and other related documents including a copy of the Residential Property Investment Trust Product Disclosure Statement, the Rental Management Investment Trust Product Disclosure Statement and Supplementary

Product Disclosure Statement, will be issued to you within 48 hours.

4. A meeting can be arranged for you to receive these documents after which you can inspect them, refer them to any legal representatives for perusal and comment and seek your own financial advice if so you desire.
5. Sign the contract and pay the balance of the fee into the Sterling First Projects Pty Ltd bank account. Direct deposit to Commonwealth Bank BSB 066 274 Account 10024311 - Ref: RIght holder Name
6. Sterling First Projects Pty Ltd will place 21,000 RMIT units into a reserve account on behalf of each Right holder.
7. You will be offered the opportunity to purchase a house and land package, or alternatively you can allow the RPIT to consider purchasing a House and Land package.

This is a limited offer that will close quickly. To ensure that you do not miss out, please have a look at the offer while it is still available.

We trust that this investment offer will provide an excellent opportunity for you. If you have any queries, or would like to arrange an appointment to discuss this investment opportunity further, please contact us at:

1300 665 890

or email us at

offer@sterlingfirst.com.au

To receive the Registration of Interest form click here and complete the information required.

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The Property Management Experts

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