

Summary of Offer

\$6.6 million required to fund development, construction and sales and marketing of Everglades Retirement Gardens.

The project is DA approved with the Construction Certificate completed for 52 exceptionally appointed residences and community facilities.

Leasurement, an Approved Aged Care Provider is responsible for sales, marketing and the ongoing Retirement Village Operations.

Fund Features

Investment Funds Required	\$6.6 million
Minimum Individual Initial Investment	\$500,000*
Investment Time Frame	March 2009 - December 2014
Distribution	December 2014
Early Repayment	Repayments can be made at anytime
Interest Rate	Simple interest at 14% per annum
Investment Manager	MARQ Capital Limited

* DIY Superannuation Funds and Sophisticated Investors can invest less than \$500,000

Investment Security

1. Registrable caveat over land.
2. Leasurement Limited's rights to Deferred Management Fees (DMF).
3. Security against DMF converts to a first mortgage over the land once the construction first mortgage security is repaid and the security is released.

Forecast Financials

Revenue	\$25 million
Project Profit	\$5 million
Maximum Debt	\$15 million (60% of GRV)
Project Costs	91% of project costs fixed



MARQ Capital is a boutique property investment manager.

MARQ Capital's investment team has over 25 years experience in property funds management and development.

MARQ Capital is committing to \$1.5 million of the total \$6.6 million. This equates to 23% of the proposed offering.

If you require the Information Memorandum or any more information on this opportunity, please call **Heath Anderson on (02) 8267 8651 or 0447 446 420.**

Everglades Retirement Gardens

Located at 45 Hillview Street, Woy Woy on the Central Coast of NSW. All units enjoy gourmet kitchens, walk-in robes, ensuites and an internal laundry.

All major services including hospitals, shops and train station are located within 5 minutes drive.

The location is opposite the Everglades Golf Course and adjacent to a natural waterway.

Boardwalks will allow the residents to exclusively enjoy the natural landscape and wildlife, giant grass trees and a magnificent natural bird sanctuary.

Extensive community facilities for the exclusive use of residents include:

- Indoor heated pool
- Indoor spa
- Gymnasium
- Lounge / Auditorium
- Art / Craft Room
- Workshop
- Games Room
- Library
- BBQ outdoor area
- Boardwalks

Why Woy Woy and the Central Coast?

In the next 18 years it is forecast there will be an increase of 31,759 people, aged 70 and above on the Central Coast of NSW.

Based on industry averages, a further 20,000 dwellings will be required to house this increase. It is anticipated at least 2,000 specialised retirement dwellings will be required for this population increase.

Currently there are 104 residences at Woy Woy with a waiting list of 10 and only 1 vacancy.

Leasurement Limited

Leasurement has been established with the sole aim of creating and managing villages for the Senior Community.

Leasurement has been granted Aged Care Provider Status allowing the provision of high care services. Leasurement are the only Retirement Village Operators providing independent living on the Central Coast with Aged Care Provider Status.

Proven Operator - John Zavolokin, CEO of Leasurement has successfully operated and developed 7 villages with capital profit and returns of over \$100 million in 7 years.

John has over 20 years experience in Seniors' Living Operations, Construction and Project Management.

In previous roles, John Zavolokin as CEO for Living Choice Australia, a Retirement Village Operator, achieved the following key milestones:

- Identification of new sites, development and construction of retirement villages that increased the Living Choice portfolio from 350 to 1,104 residences
- Setting up all disciplines of operations in Queensland
- Increased the deposit and waiting list from 20 to 120 rolling deposits
- Increased sales rate from 5 to 26 per month

Since 2006, John has further achieved the following key milestones:

- Acquired 2 greenfield sites on the Central Coast of NSW and was successfully granted 2 DA's totalling 250 residences for these sites
- Successful rezoning and DA of a 40ha site at Morpeth, NSW, for 350 Residential and Seniors' dwellings with community facilities and an 80 bed high care facility with a total end value expected to be forecast over \$200 million