

# 1 Banfield Parade

Wongaling Beach, QLD 4852



## Investment Summary

<b>Investment Type</b>	Fixed income loan, secured against Australian real estate		
<b>Security Type</b>	Registered first mortgage		
<b>Distributions</b>	Monthly or capitalised		
<b>Property ID</b>	MBPT1-097	<b>Title Reference</b>	20762096
<b>Property Type</b>	Commercial Land		
<b>Valuation (date)</b>	A\$480,000 (26 February 2020)		
<b>Valuer</b>	Herron Todd White		
<b>Min. Investment (50% LVR*)</b>	A\$440,000	<b>Max. Investment (90% LVR*)</b>	A\$432,000
<b>Borrower (property owner)</b>	Mainland Property Holdings Pty Ltd (ACN 635 667 435) (ATF Mission Beach Property Trust) of Level 27, 35 Collins St, Melbourne VIC 3000		
<b>Purpose</b>	<ul style="list-style-type: none"><li>Working capital</li><li>Refinancing of existing debt</li></ul>		
<b>Exit Strategy</b>	Refinancing of bond loan or sale of property		

\*LVR = Loan-to-Valuation Ratio

## About the Region

Mission Beach is an up-and-coming coastal town with a population of approximately 3,500 people (2016 census data), just 2 hours' drive south from Cairns International Airport. The property sits in Far North Queensland within the world-renowned tourism haven which is Mission Beach and Dunk Island and forms part of a project to reinvigorate the region providing jobs and employment for many thousands of Australians. Follow these video links to experience [Dunk Island](#) and stunning [Mission Beach](#).

## Investment Invitation

Australian Property Bonds is providing prospective investors with the opportunity to earn meaningful income, by lending to the owner of this property, in exchange for a promise to pay interest and repay principal, secured by a registered first mortgage against this property.

This document is an invitation for you to offer to make an investment by way of a loan, which offer maybe accepted by Australian Property Bonds on behalf of the owner of this property as borrower and security provider. This document is for initial information purposes only, and may not be relied upon in any way by any person. Full and completed details of any proposed loan and security arrangement will be contained in a 'Property Bond Agreement' to be issued in respect of this borrower and property.

## Investor Expression of Interest

<b>Investor Name</b>			
<b>Interest Rate</b>	_____ % p.a.	<b>Term</b>	_____ months
<b>Offer Date</b>	_____ 2020	<b>Valid To</b>	_____ 2020

## Acceptance

<b>Investing Entity Name</b>			
<b>Investment Amount</b>	A\$ _____		
<b>Signature†</b>		<b>Date</b>	

† Upon signature and return to Australian Property Bonds, a Property Bond Agreement will be prepared and forwarded to you, and the above mentioned property will be reserved for you to apply to lend against the security of, for a maximum 5 business days.

## Disclaimer

This document is issued by Australian Income Solutions Pty Ltd (t/a 'Australian Property Bonds') (ABN 74 168 878 779, AFSL Auth. Rep. No. 001 276 207 of Quattro Capital Group Pty Ltd (ABN 88 128 914 965, AFSL 334653)). It is provided by way of information only, is subject to change, and may not be relied upon by any person. Persons wishing to verify the information contained in this document should take their own steps to do so, including (but not limited to) asking Australian Property Bonds to supply information about the matters contained in this document, which the recipient may not reply on, but may choose to consider in making its own evaluation of the subject matter. Matters relating to valuation of property are an expert area, and the recipient is directed to seek its own expert advice in this field. Any valuations referred to in this document are the lesser of purchase price and any more recently obtained independent third party valuation. Recipients are strongly encouraged to take their own independent professional legal, financial, accounting, taxation and valuation advice.

Australian Property Bonds is an Australia-based investment advisory firm. Australian Property Bonds' authority under its appointment by Quattro Capital Group Pty Ltd under the *Corporations Act 2001* (Cth) is limited to the provision of financial services to wholesale clients in Australia only, including general (not personal) financial product advice relating to deposit products, foreign exchange contracts, derivatives, interests in managed investment schemes and securities. Australian Property Bonds and the members of its corporate group have a beneficial interest in the financial services of that group. Australian Property Bonds provides advice in relation to financial products of its corporate group only, and terms, conditions and risks apply in respect of such financial products. Such financial products are not a comprehensive range of all possible investment products, are not bank deposits and (like most investments) may be subject to greater risk of capital loss and negative returns than traditional investment products. Prospective investors are encouraged to seek independent advice before deciding whether they consider any financial products to be suitable for them, and to request any relevant disclosure documents (such as Product Disclosure Statements and/or Information Memoranda) to ensure that they are fully informed before making any investment decision. Past performance should not be relied on as an indicator of future performance. The financial products offered by Australian Property Bonds and its corporate group are available to wholesale clients resident in Australia only. Australian Property Bonds does not accept investment from retail clients, non-wholesale clients or residents of countries other than Australia. Australian Property Bonds and the members of its corporate group are not deposit-taking institutions in Australia or elsewhere and are not authorised to conduct banking activities under the *Banking Act 1959* (Cth).

## Contact Information

Australian Property Bonds

Ph: (03) 8678 0313

Fax: (03) 8080 6471

Email: [invest@australianpropertybonds.com.au](mailto:invest@australianpropertybonds.com.au)

Web: [www.australianpropertybonds.com.au](http://www.australianpropertybonds.com.au)

Office: Level 27/35 Collins St, Melbourne VIC 3000