

A low-angle, upward-looking perspective of several modern skyscrapers with glass facades, creating a sense of height and architectural scale. The buildings are dark, and the sky is a light, hazy grey.

boss

PRIVATE CAPITAL

PROPOSAL

CROUDACE ROAD | FEBRUARY 2017

IMPORTANT NOTICE

This presentation contains general information only, and none of Boss Private Capital, or their related entities (collectively “Boss”) is, by means of this presentation, rendering professional advice or services.

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SUMMARY

- Register Your Interest

Boss Private Capital is a boutique property investment house,

financing strategic opportunities across property sectors in major cities and growth areas of Australia.

With a strong focus on data and trend analysis, we seek out investments that are ahead of the market, driven by design and aligned with future growth - ultimately building both knowledge and financial capital.

Boss Private Capital executes a strategic and disciplined approach for our wholesale, sophisticated and institutional investors and invest our own capital alongside our clients.



OUR DIFFERENCE

“AN INVESTMENT IN KNOWLEDGE PAYS THE BEST INTEREST”.

- BENJAMIN FRANKLIN -

1

TREND
ANALYSIS

2

WORKING
WITH THE BEST

3

EXCLUSIVE
OFFERINGS

4

FOCUSSED ON
PERFORMANCE

We believe in building knowledge and financial capital.

Through meticulous data and trend analysis and only working with the best partners, it is our unique perspective that allows Boss Private Capital to offer exclusive off-market investment opportunities with risk-adjusted returns and performance.

PAUL HARRAGON

MANAGING DIRECTOR



Paul has been in the investment industry for 10 years and has gained a unique understanding of the platforms as well as the style of investments that are best suited for the current macro financial environment.

At the heart of Paul's strategy is a contrarian view that focuses on being ahead of the trend line – enabling the fundamentals for mitigating risks and achieving above average results.

He has a background well suited to achieving success. Paul has Captained his Country in rugby league, led the Newcastle Knights to Premiership victory and received many community awards culminating in the Order of Australia Medal.

Paul has a Diploma in Financial Planning and Self-Managed Super Funds. At the same time he is well versed in property with experience in both investment and property development.

He is highly motivated and excited by the prospect of creating specific property sector investment opportunities that are highly innovative and ahead of the trend line. This is fundamental to his strategic focus and will help to drive best practice performance while at the same time mitigating the risk for investors, helping them achieve their desired financial and lifestyle outcomes.



DEVELOPMENT PARTNER

TREELIGHT DEVELOPMENT

Our Vision at Treelight is to be dynamic, innovative and bold. We seek to create functional, timeless and beautiful buildings across the residential, medical and hospitality market segments.

What underpins our vision is a strong understanding of what is true about a site, a suburb, or city to deliver outstanding outcomes for our clients, investors and shareholders.

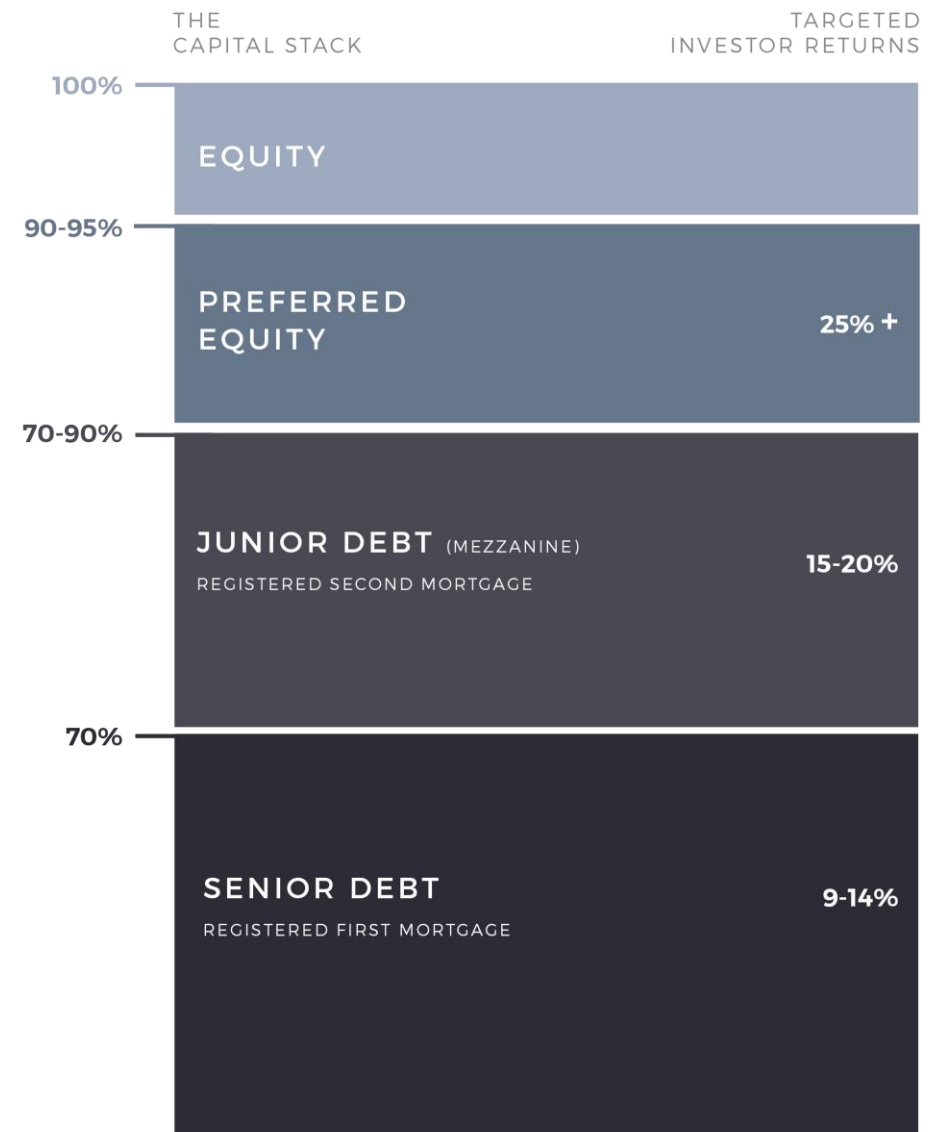
Since 2008, Treelight has quickly grown into a developer with projects across three states and a pipeline of developments in excess of \$500 million.

www.treelight.com.au

INVESTMENT APPROACH

Boss Private Capital has a measured and consistent approach to all of our investments across the full range of property sectors.

We invest across the capital structure specialising in preferred equity investments.





DEVELOPMENT PROCESS & KEY RISKS

HOW IT WORKS

SITE ACQUISITION

- Boss Private Capital together with the developer, Treelight Development Group seek out strategic opportunities for combined investment and development across property sectors in key growth areas.

DUE DILIGENCE

- Only sites that have been stringently assessed for risk mitigation in the due diligence and site acquisition phase are approved and then chosen as part of the Boss Private Capital fund offering.

INVESTMENT STRUCTURE & RETURNS

- Boss Private Capital Fund # I Unit Holders will be paid first as preferred shareholders, ahead of Developer Equity.
- For additional security Residential Fund # I Unit Holders will also be First Mortgage holders (Senior Debt) over the land up until construction.
- The profits of this partnership are then split 50/50 between Boss Private Capital Fund # I Unit Holders and Treelight Development Group.



158A CROUDACE RD, ELERMORE VALE

NEWCASTLE

NEW SOUTH WALES



Elmore Vale is a strong growth and family-friendly suburb of Newcastle. A unique proximity to one of Newcastle's largest employers, The John Hunter Hospital, and with townhouses in short supply, Croudace Road is a highly sought after development.

Families enjoy living in the leafy suburb, with Newcastle's premier beaches only a short 15 minute drive away. The development is located on a bus route and is adjacent to a shopping centre and restful park.

PROJECT 28 Townhouses

STATUS DA Approved

TOTAL PROJECT VALUE \$13.41 m GRV

AMOUNT TO BE RAISED \$2.54 m

MINIMUM INVESTMENT \$100k

FACILITY Preferred Equity
(with secured registered Senior Debt on land up to construction)

SECURITY Registered Senior Debt on land up to construction

TERM 14 - 18 months commencing March 2017

PROJECTED RETURN 29.1% (net of fees) *

158A CROUDACE RD, ELERMORE VALE

NEWCASTLE

NEW SOUTH WALES



MITIGATED RISKS



DEVELOPMENT APPROVAL RISK:

- Newcastle City Council
- DA Approved



FINANCE RISK



CONSTRUCTION RISK



SALES RISK

FINANCE RISK

Senior Debt Offer by Trilogy Funds

Trilogy Funds was established in 1998. Following a merger in 2004 with a wider group of senior management professionals they harnessed a wealth of expertise in property, particularly single property trusts and first mortgage trusts.



Trilogy provides lending services on behalf of the Trilogy Monthly Income Trust to borrower companies engaged in the construction of houses, townhouses and units, as well as the development of land or the refinance of existing facilities.

Treelight Development Group has a successful track record of borrowing funds from Trilogy Funds.

CONSTRUCTION RISK

Award-winning construction company - Hunter Coast Homes

With over 17 years in business, Hunter Coast Homes is an Award-winning construction Company that has developed many projects throughout the Hunter Valley. Previous work includes small commercial constructions, duplexes, multi-unit projects and a diverse range of architecturally designed homes to suit our clients' needs.



SALES RISK

Appraised by & partnered with PRD Nationwide

Our franchise network has a strong understanding of the local market, extensive knowledge of what buyers and vendors need and a passion to see the communities that we operate in flourish when fostering our Buy, Sell, Rent Smarter attitude. PRDnationwide's continued leadership and innovation in Research for 40 years ensures our offices and clients are on the forefront of market trends - backed by research, data and market expertise.



CLASS	PRODUCT	INVESTMENT	VALUE (\$m)	AMOUNT (\$m)	STATUS
Residential	Townhouses	Preferred Equity	\$12	\$2.1	DA Approved
Residential	Apartments	Preferred Equity	\$45.9	\$3.7	Awaiting Construction
Residential	Luxury Townhouses	Preferred Equity	\$11.8	\$2	DA Approved
Medical	Specialist Centre	Preferred Equity	\$41	\$8.4	DA in progress
Medical	Specialist & GP Clinic	Preferred Equity	\$40	\$8.5	DA in progress
Medical	Rehabilitation	Preferred Equity	\$26.1	\$4.9	DA in progress
			\$177	\$29.6	

OUR PIPELINE

Our current pipeline of \$177 million consists of 6 developments across residential and medical projects located in key growth areas across the East Coast of Australia.

The pipeline is a mix of:

- Apartments
- Townhouses
- Medical class assets



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PRIVATE CAPITAL

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