

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

boss

PRIVATE CAPITAL

PROPOSAL

BLUFF 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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CONTENTS

1

ABOUT

- Boss Private Capital
- Development Partner

2

INVESTMENT

- Investment Approach
- How It Works

3

OFFER

- Bluff Road, Sandringham VIC
- Product Pipeline

4

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.

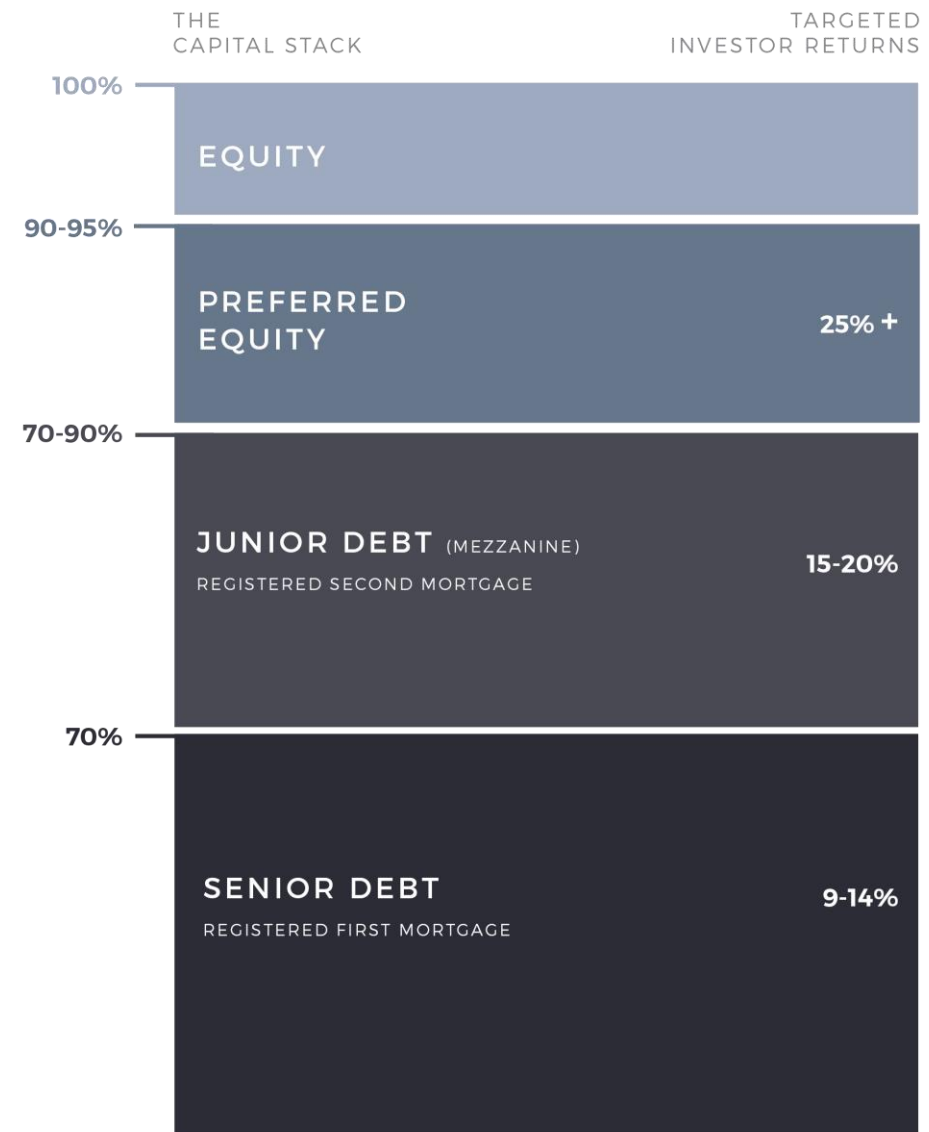
Since 2008, Treelight has quickly grown into a developer with projects across three states and a pipeline of developments in excess of \$500 million.

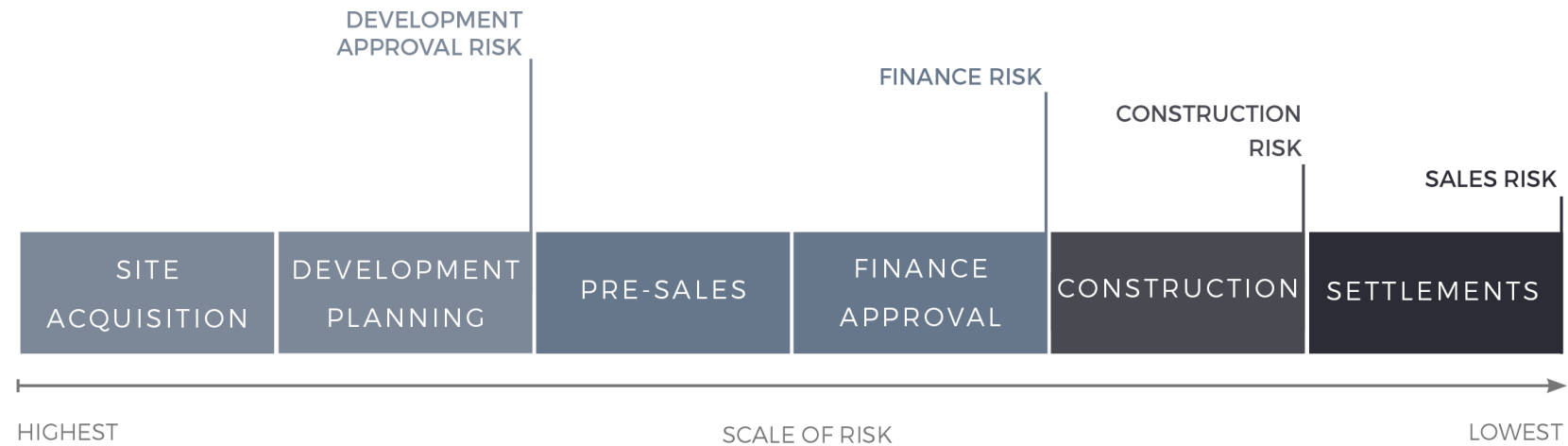
www.treelight.com.au

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 # 2 Unit Holders will be paid first as preferred shareholders, ahead of Developer Equity.
- For additional security Residential Fund # 2 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 # 2 Unit Holders and Treelight Development Group.





In an extremely popular bayside suburb, the Sandringham development features 8 x 3 bedroom luxury townhouses.

Sophisticated and beautifully designed by an award-winning architect, the development is close to all amenity including medical, village, beach, lifestyle facilities and public transport.

241 BLUFF ROAD

SANDRINGHAM

VICTORIA

PROJECT	8 x 3 Bedroom Luxury Townhouses
STATUS	DA Approved
TOTAL PROJECT VALUE	\$11.8 m GRV
AMOUNT TO BE RAISED	\$2.47 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	25.1% (net of fees) *

SANDRINGHAM

VICTORIA



MITIGATED RISKS



DEVELOPMENT APPROVAL RISK:

- Melbourne City Council
- DA Approved



FINANCE RISK



CONSTRUCTION RISK



SALES RISK

FINANCE RISK

Finance in Preparation

CONSTRUCTION RISK

Project Group

Project Group is a Melbourne-based building company for clients who want the best. From our passion for delivering innovative projects of the highest quality, to our genuine commitment for providing exceptional customer service and the experience of our well-regarded team, Project Group is setting a new benchmark in construction.



SALES RISK

Appraised by & partnered with McGrath

Today, McGrath is one of the fastest growing real estate companies in Australia. The McGrath network currently has 96 offices throughout the East Coast of Australia. It has an established market presence in NSW, QLD and the ACT, and has now expanded into Victoria.

An integrated real estate services business, McGrath operates five business units providing residential property sales, property management, mortgage broking, auction services and career training.

McGrath

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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