



AVERAGE
FORECAST
CASH
RETURN
P.A.

EXCELLENCE DRIVE PROPERTY SYNDICATE

Scope Property Group Pty Ltd is pleased to present a limited private offering in the Excellence Drive Unit Trust.

- Modern concrete tilt panel office / warehouse complex being acquired at well below replacement value with long term lease.
- Significant land holding of 10,160sqm with access from Excellence Drive.
- The property is located in Wangara, 19km north of Perth and 10km from Joondalup city centre, Perth's largest northern satellite city.
- EHI Holdings Pty Ltd have committed to an 8-year lease for the entire property.
- Expected 10 year syndicate life capitalising on the lease structure.
- Monthly income streams averaging at 9.20% per annum for the first 8 years of the syndicate.

OVERVIEW

The property is located at 29 Excellence Drive Wangara WA and the property comprises a 10,160 square metre land holding with substantial improvements.

The building comprises of 5,700 square metres of floor space and includes air-conditioned offices with partitioning, high truss warehouse of 11 metres, mezzanine level, canopies, a functional drive through area and concrete loading/unloading area and a dangerous goods store.

The Vendors, EHI Australia Pty Ltd, have agreed to enter into a "sale and leaseback" with an 8 year lease for the property commencing on settlement date.

EHI Australia Pty Ltd is one of Australia's largest distributors of industrial and domestic wheels, castors and general home and builder's hardware. EHI supply goods to the general public through partnerships with many well-known stores including Big W, Bunnings, Home Hardware, Blackwood's and others.

Cash reserves will be held as part of the equity raising to allow for any working capital requirements, any funds remaining at the end of the syndicate term will be returned to investors in proportion to their percentage interest.

The Excellence Drive Unit Trust ("EDUT") will be established as a standalone unit trust.

Scope Property Group Pty Ltd
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DEBT & EQUITY FUNDING

Scope Property Group Pty Ltd, through an Information Memorandum, is seeking to raise \$2,050,000 in equity funds comprising minimum investment interests of \$150,000 from sophisticated or experienced investors.

EDUT will secure A\$2,880,000 of non-recourse debt providing a total investment of A\$5,230,000, including seed monies of A\$300,000.

These funds will be used to purchase the freehold of the property, meet syndicate fund raising and establishment costs, and provide a working capital fund. The working capital fund will be established to meet administration and minor property costs, during the syndicate term.



FORECAST RETURNS

Estimated average cash income returns received directly by investors are forecasted to be 9.20% per annum, paid on a monthly basis for the first 8 years of the syndicate term.

Capital growth on the Property has not been forecasted and would be in addition to the stated income returns.

DISCLOSURE STATEMENT

Scope Property Group Pty Ltd (ACN 110 874 952) (Scope) is a property syndication company licenced through the Australian Securities and Investments Commission (ASIC) to raise wholesale equity funds for commercial property syndicates, Australian Financial Services Licence (AFSL) number 299352.

The Purpose of this document is to present a brief outline of the proposed EDUT investment and should only be considered an introduction to receive the EDUT Information Memorandum (IM) as prepared by Scope.

Unlike this document, the EDUT IM outlines all of the investment characteristics including key assumptions, risk elements, liquidity and detailed financial forecasts. This document does not constitute any form of offer or advice by Scope to prospective investors. Any person considering an investment in EDUT should obtain their own advice from a suitably qualified professional regarding the merits of the investment and their personal circumstances.

To register your interest in this outstanding investment opportunity and to receive a copy of the Information Memorandum, please complete the following:

Please either send an email to
robert@scopepropertygroup.com.au
Or, complete the following and fax to **08 9381 3554**.

NAME: _____

EMAIL: _____

PHONE: _____

ADDRESS: _____

**Act Quickly to
receive an
Information
Memorandum**

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