



HIGH
YIELDING
8.36%

AVERAGE
FORECAST
CASH
RETURN
P.A.

SOUTH TERRACE PROPERTY SYNDICATE

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

- A magnificent historic Hotel with a significant land holding on a corner site with frontage to South Terrace and to Charles Street.
- Experienced tenant committed to a 12 year lease over the entire building.
- Tenant undertaking refurbishment works to the building.
- South Terrace is well positioned to take advantage of the significant residential development taking place to the south and west of this property.
- Expected 15 year syndicate life capitalising on the lease structure.
- Monthly income streams averaging at 8.36% per annum.

OVERVIEW

The property is located at 282 South Terrace, South Fremantle WA and the land comprises a 1,604 square metre L-shaped corner site. The historic hotel building comprises an area of 1,534 square metres and an adjoining open bituminized car parking area, which provides car parking for approximately 22 vehicles.

The Vendors and Thomac Holdings Pty Ltd ATF South Terrace Traders Unit Trust trading as "The Local Hotel", have entered into an 12 year Lease for the building. The Lease provides that the Liquor licence is attached to the premises and the Lessees must protect the licence and amongst other things detailed in the Lease, the Lessee must not remove or attempt to remove the licence from the Premises. Mr Phil Thompson, a director of Thomac Holdings Pty Ltd, is an experienced publican having spent the last 13 years working at and managing the Norfolk Hotel in Fremantle.

The tenant has and continues to undertake cosmetic renovations to the building in order to re-position the Hotel in the market place.

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 South Terrace Unit Trust ("STUT") will be established as a standalone unit trust.

Scope Property Group Pty Ltd
Contact: **Robert Engelhard** or **Shaun Quinlan**
Tel: **08 9381 8807** Fax: 08 9381 3554
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DEBT & EQUITY FUNDING

Scope Property Group Pty Ltd, through an Information Memorandum, is seeking to raise \$1,250,000 in equity funds comprising minimum investment interests of A\$100,000 from sophisticated or experienced investors.

STUT will secure A\$1,262,500 of non-recourse debt providing a total investment of A\$2,812,500, 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

Forecasted returns have been based on 15 years of income streams with the sale of the property expected to occur in year 15 of the syndicate.

Estimated average cash income returns to investors are forecasted to be 8.36% per annum, paid on a monthly basis.

Capital growth on the Property has not been forecasted and will 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 STUT investment and should only be considered an introduction to receive the STUT Information Memorandum (IM) as prepared by Scope.

Unlike this document, the STUT 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 STUT 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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